

CITY OF AMERY

POLK COUNTY

WISCONSIN

COMPREHENSIVE PLAN

2009 – 2030

Adopted June 3, 2009



Prepared by
MSA PROFESSIONAL SERVICES, INC.

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PLAN AMENDMENTS

The following lists the dates and page numbers of any amendments to this comprehensive plan since its original adoption.

AMENDMENT DATE

PAGE #

SUMMARY

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	XI
1 INTRODUCTION	1-1
1.1 REGIONAL CONTEXT	1-1
1.2 WISCONSIN COMPREHENSIVE PLANNING LAW	1-2
1.3 PUBLIC PROCESS	1-4
1.4 SELECTION OF THE PLANNING AREA	1-4
1.5 COMMUNITY ASSETS & LIABILITIES	1-5
2 VISION, GOALS, OBJECTIVES, & POLICIES.....	2-1
2.1 HOUSING.....	2-3
2.2 TRANSPORTATION	2-5
2.3 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES.....	2-7
2.4 ENERGY, UTILITIES & COMMUNITY FACILITIES	2-9
2.5 ECONOMIC DEVELOPMENT	2-12
2.6 INTERGOVERNMENTAL COOPERATION	2-14
2.7 LAND USE	2-15
2.8 COMMUNITY DESIGN PRINCIPLES	2-17
3 FUTURE LAND USE PLAN	3-1
3.1 FUTURE LAND USE SUMMARY	3-1
3.2 AMENDING THE FUTURE LAND USE MAP.....	3-6
4 IMPLEMENTATION	4-1
4.1 IMPLEMENTATION SUMMARY	4-1
4.2 IMPLEMENTATION TOOLS	4-1
4.3 PLAN ADOPTION AND AMENDMENT PROCEDURES	4-4
4.4 CONSISTENCY AMONG PLAN ELEMENTS	4-6
4.5 PLAN MONITORING, AMENDING & UPDATING	4-7
4.6 SEVERABILITY	4-7
4.7 ACTIONS BY ELEMENT.....	4-8
5 EXISTING CONDITIONS	5-1
5.1 ISSUES & OPPORTUNITIES	5-1
5.2 HOUSING.....	5-4
5.3 TRANSPORTATION	5-9
5.4 AGRICULTURAL, NATURAL & CULTURAL RESOURCES.....	5-15
5.5 ENERGY, UTILITIES & COMMUNITY FACILITIES	5-29
5.6 ECONOMIC DEVELOPMENT	5-35
5.7 INTERGOVERNMENTAL COOPERATION	5-44
5.8 LAND USE	5-48
APPENDIX A: PUBLIC PARTICIPATION PLAN	
APPENDIX B: TECHNICAL & FINANCIAL RESOURCES	
APPENDIX C: EXAMPLE ECO-MUNICIPALITY RESOLUTION	
APPENDIX D: PLANNING MAPS	

List of Tables

Table 4.1: Consolidated List of Community Actions	4-14
Table 5.1: Population & Age Distribution	5-1
Table 5.2: Population Projections	5-3
Table 5.3: Households & Housing Units	5-4
Table 5.4: Projected Households	5-5
Table 5.5: Housing Age Characteristics	5-6
Table 5.6: Housing Occupancy Characteristics	5-7
Table 5.7: Housing Tenure & Residency	5-7
Table 5.8: Home Value and Rental Statistics	5-7
Table 5.9: Recent Home Sales, Polk County	5-8
Table 5.10: Home Costs Compared to Income	5-8
Table 5.11: Commuting Methods	5-9
Table 5.12: Residents Place of Work	5-10
Table 5.13: Trip Generation Estimates	5-11
Table 5.14: Farms and Land in Farms 1987-2002	5-17
Table 5.15: Number of Farms by NAICS	5-18
Table 5.16: Natural Heritage Inventory Data on Rare & Endangered Species	5-25
Table 5.17: State Register of Historic Places, City of Amery	5-28
Table 5.18: Water Well Statistics	5-30
Table 5.19: Park Acreage Compared to Population Forecasts	5-31
Table 5.20: Employment Status of Civilians 16 Years or Older	5-35
Table 5.21: Class of Worker	5-35
Table 5.22: Employment by Occupation	5-36
Table 5.23: Income	5-37
Table 5.24: Educational Attainment Person 25 Years & Over	5-37
Table 5.25: Top 25 Employers in Polk County	5-38
Table 5.26: Employment by Industry	5-39
Table 5.27: Wage by Industry	5-40
Table 5.28: Fastest Growing Occupations 2004-2014	5-41
Table 5.29: Fastest Growing Industries 2004-2014	5-42
Table 5.30: Polk County Business & Industry Parks	5-43
Table 5.31: BRRTS Sites	5-43
Table 5.32: Existing & Potential Areas of Cooperation	5-45
Table 5.33: Analysis of Intergovernmental Relationships	5-47
Table 5.34: Existing & Potential Conflicts & Potential Solutions	5-48
Table 5.35: Existing Land Use	5-49
Table 5.36: Land Supply, Planning Area	5-51
Table 5.37: Building Permits 2001-2006	5-51
Table 5.38: Projected Land Use Needs	5-51
Table 5.39: Agricultural Land Sale Transactions	5-52
Table 5.40: Forest Land Sale Transactions	5-53
Table 5.41: City of Amery Land Use Assessment Statistics	5-53

List of Figures

Figure 1.1: Polk County Communities	1-1
Figure 1.2: MSA Planning Model	1-4
Figure 2.1: Building Layout	2-18
Figure 2.2: Conventional versus Conservation Subdivision Design	2-19
Figure 2.3: Residential Screening	2-19
Figure 2.4: Traditional versus Cul-de-Sac Street Design	2-19
Figure 2.5: Alternative Transportation Designs	2-20
Figure 2.6: Desired Single-Family Development	2-21
Figure 2.7: Multi-Family Design Guidelines	2-23
Figure 2.8: Desired Sign Types	2-24
Figure 2.9: Desired Outdoor Lighting	2-25
Figure 2.10: Business Design Guidelines	2-25
Figure 5.1: Population Trends	5-3
Figure 5.2: Housing Trends	5-5
Figure 5.3: Housing Unit Types	5-6
Figure 5.4: Functional Classifications	5-9
Figure 5.5: Commuting Time	5-10
Figure 5.6: Relationship Between Access Points And Crashes	5-11
Figure 5.7: Bicycling Conditions	5-12
Figure 5.8: Gandy Dancer State Trail	5-13
Figure 5.9: Proposed Midwest Regional Rail System	5-13
Figure 5.10: Transportation Plans & Resources	5-15
Figure 5.11: General Soils of Polk County	5-16
Figure 5.12: Farm Size 1987-2002, Polk County	5-17
Figure 5.13: WIDNR Regions	5-19
Figure 5.14: WIDNR Ecological Landscapes	5-19
Figure 5.15: Legacy Places, Polk County	5-20
Figure 5.16: WIDNR River Basins & Water Management Units	5-21
Figure 5.17: Polk County Watersheds	5-21
Figure 5.18: Diagram of a Floodplain	5-23
Figure 5.19: Polk County Map, 1901	5-27
Figure 5.20: WIDNR SCORP Regions	5-32
Figure 5.21: Employment by Occupation	5-36
Figure 5.22: Income, Year 1999	5-37
Figure 5.23: Employment by Industry	5-40

EXECUTIVE SUMMARY

In 2007, the City of Amery, along with 24 other communities including the County, received a grant from the Wisconsin Department of Administration to complete Comprehensive Plans that complied with Wisconsin's "Smart Growth" requirements, State Statute 66.1001. The City requested the assistance of MSA Professional Services, Inc. to facilitate the creation of the plan. The last comprehensive plan for the City was created in 1993.

This Plan is a guidebook for future development of the City of Amery and surrounding area. Given that the City has extraterritorial plat approval authority, those lands within 1.5 miles of the corporate limits are included in the Planning Area. (See Map 1: Planning Area). The Plan provides the most recent available statistics and survey data, documents the important issues of concern identified by City Officials & residents, and sets forth goals, objectives, policies, and recommendations for actions to be pursued by the City in the coming years. The Plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the Plan reflects local concerns. This Plan looks forward to year 2030, but it should be reviewed annually and fully updated every ten years.

The Plan Commission met 10 times over the course of a year to review project material and to make policy recommendations. Over the course of these meetings several themes emerged which are highlighted below and discussed in more detail within this Plan.

- The desire to maintain and enhance the ecological assets and natural beauty of the City
- The need for high-speed and fiber optic technology for businesses and economic growth
- The need for more industrial land
- The desire to become a sustainable and energy independent community

The remaining portion of this Plan is organized into five chapters:

- **Chapter 1: Introduction** – describes the Wisconsin's Comprehensive Planning requirements and the planning process used to complete this Plan.
- **Chapter 2: Vision, Goals, Objectives, & Policies** - describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.
- **Chapter 3: Future Land Use** – a summary of the future land use plan for the City of Amery.
- **Chapter 4: Implementation** - a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, & policies contained in Chapter 2.
- **Chapter 5: Existing Conditions** - summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the City of Amery.

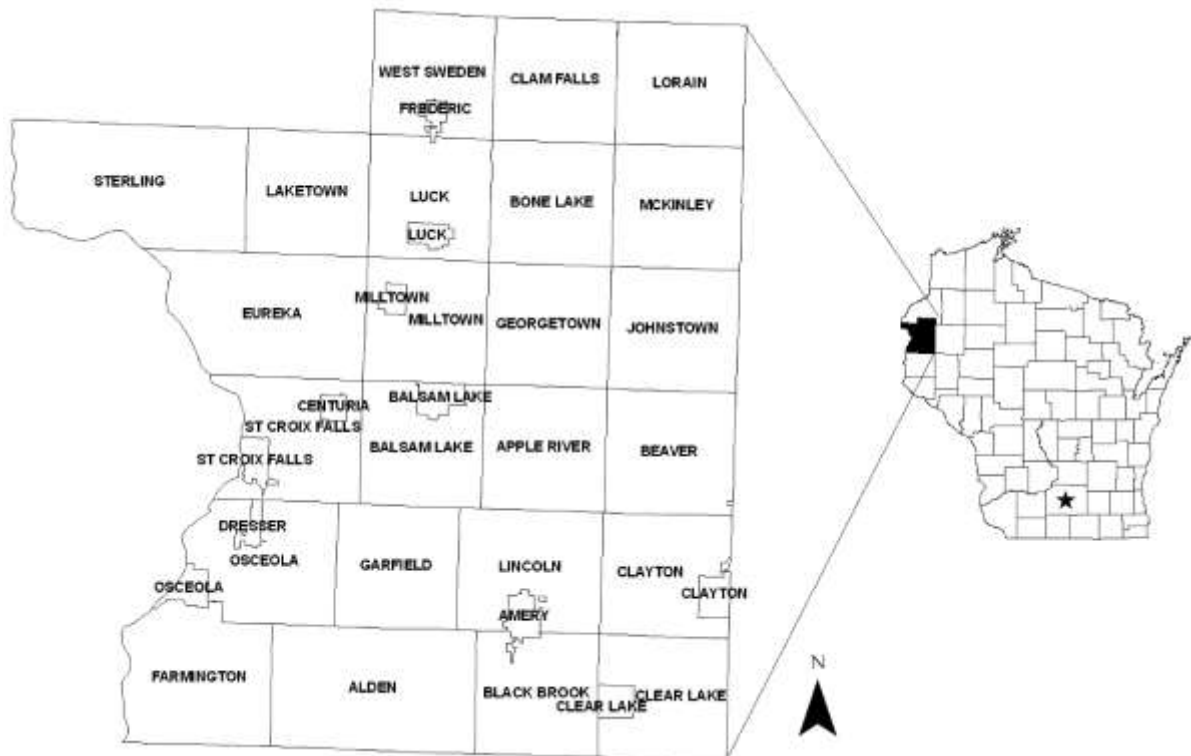
1 INTRODUCTION

1.1 REGIONAL CONTEXT

Officially incorporated in 1891, the City of Amery is located in northern Wisconsin (Polk County), 72 miles northeast of Minneapolis MN & 250 miles northwest of Madison WI. The City borders the Towns of Lincoln and Black Brook. The City's downtown lies on an isthmus between the Apple River and Pike, North Twin and South Twin lakes, thus the City has branded itself as "The City of Lakes." The City is about 2,263 acres in size (3.54 square mile). The entire Planning Area is approximately 15,635 acres, or 24.4 square miles. The 2005 population for the City was 2,922 (825 persons per square mile).

Polk County was established in 1836, and is bordered on the east by Barron County, on the south by St. Croix County, on the east by the St. Croix River and Chisago County (Minnesota), and on the north by Burnett County. The total area is approximately 611,991 acres, or 956.2 square miles. The population in 2005 was 44,613 (46.7 persons per square mile). Twenty-four towns, nine villages, and two cities are included in the County. The Village of Balsam Lake is the county seat.

Figure 1.1: Polk County Communities



1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Under the Comprehensive Planning legislation [s. 66.1001 Wis. Stats.], adopted by the State in October of 1999 and also known as “Smart Growth,” beginning on January 1, 2010 if the City of Amery engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, Village, or City zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The Law Defines a Comprehensive Plan as containing nine required elements:

- | | |
|-------------------------------------|---|
| 1. Issues and Opportunities | 5. Agricultural, Natural & Cultural Resources |
| 2. Housing | 6. Economic Development |
| 3. Transportation | 7. Intergovernmental Cooperation |
| 4. Utilities & Community Facilities | 8. Land Use |
| | 9. Implementation |

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the comprehensive planning process. “Public participation” is defined as adopting and implementing written procedures for public participation that include but are not limited to broad notice provisions, the opportunity for the public and impacted jurisdictions to review and comment on draft plans, and the holding of a public hearing prior to plan adoption.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the chief elected body. The local governing body may then adopt and enact the plan by ordinance.

In addition to ensuring local residents and businesses have the opportunity to review and comment on the plan, the Comprehensive Planning Law requires that copies of the draft and final comprehensive plans be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission & public library serving the area, and all other area jurisdictions located entirely or partially within the boundaries of the community.

Required Comprehensive Planning Goals ~ Planning Grant Recipients

Listed below are the fourteen local comprehensive planning goals as described in s. 16.965(4), Wis.Stats. All communities who receive grant funds from the Wisconsin Department of Administration (WIDOA) to complete a comprehensive plan must address these fourteen goals. The City of Amery did receive WIDOA funds and the content of this plan compliments these fourteen goals.

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choice.

3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historic and archaeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

The Role of a Comprehensive Plan for the City of Amery

This planning document is intended to be a “living” guide for the future overall development of the City of Amery. It serves the following purposes:

- The plan acts as a benchmark to where the community is now in terms of current strengths, weaknesses, opportunities and threats to quality of life.
- It provides a means of measuring progress for existing and future City leaders.
- It clearly defines areas appropriate for development, redevelopment, and preservation.
- It identifies opportunities to update and strengthen the City of Amery’s land use implementation tools.
- It can be used as supporting documentation for City policies and regulations as well as grant funding requests for public & private projects.

- In addition to any applicable zoning ordinances, it will be a primary document used by the Plan Commission and the City Council to evaluate development proposals within the City of Amery.

The most important function the plan will serve is as a resource manual assisting in the evaluation of land use related requests and the provision of design recommendations for various types of development. It establishes a standard for all land use decisions in the City of Amery. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.

1.3 PUBLIC PROCESS

In 2007, the City of Amery requested the assistance of MSA Professional Services, Inc. to complete a Comprehensive Plan complying with Wisconsin's "Smart Growth" requirements, State Statute 66.1001. As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. (See Appendix A for the complete Public Participation Plan.) Some of key components of the public participation plan include:

- Two (2) public meetings to allow the public to voice their ideas, opinions, and concerns in the development of the plan. Notice of public meetings published and posted in accordance with City procedures and State law.
- Seven (7) Plan Commission working sessions to review project material and to make policy recommendations. Plan Commission meetings are open to the public unless otherwise indicated in the posted meeting notice.
- Joint intergovernmental meeting with representatives from the Towns of Black Brook and Lincoln to discuss future land use policies.

Figure 1.2: MSA Planning Model



1.4 SELECTION OF THE PLANNING AREA

The study area for this Plan generally includes all lands in which the City has both a short and long term interest in planning and development activity. The Planning Area includes all lands within the current municipal limits and within Amery's extraterritorial area. Given the City has extraterritorial plat approval authority, those lands within 1.5 miles of the corporate limits are included in the Planning Area. (See Map 1: Planning Area).

1.5 COMMUNITY ASSETS & LIABILITIES

At the first project meeting the Planning Commission held initial discussions regarding those aspects of the community that were regarded as either assets or liabilities. The purpose of the exercise was to begin thinking about those things that the community wishes to build upon (ASSETS) and those things that the community wishes to minimize or change (LIABILITIES).

Assets: Things you like about the City of Amery that you would replicate or do more of.

Liabilities: Things you don't like about the City of Amery that should be reduced or changed.

Participants discussed the following **assets** in the City of Amery:

- Good schools
- Natural beauty
- Great city services
- New medical center
- Parks & Trails
- Available low cost housing
- Downtown is alive & inviting
- Good services economy
- Geographic location
- Auditorium
- Senior Center

Participants discussed the following **liabilities** in the City of Amery:

- Retail shopping is limited/concentrated
- No swimming pool
- Pride of City's history is missing
- Public transportation services
- Lack of industrial property
- No railroad
- People with capital are leaving
- Technology - faster service
- Growth area is limited
- Pride of ownership is deteriorating

2 VISION, GOALS, OBJECTIVES, & POLICIES

A Vision for a Sustainable Future

In the fall of 2007, MSA held a meeting with the Plan Commission to discuss assets and liabilities and help develop a vision statement for the community. A vision statement identifies where an organization (the City of Amery) intends to be in the future and how to meet the future needs of its stakeholders: citizens.

The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. The essence of the City's vision is to create a sustainable future; a future for the City and its residents where economic prosperity, ecological integrity and social and cultural vibrancy live in balance.

A Sustainable Community Framework



The vision statement is written in present tense and describes an ideal future condition:

VISION STATEMENT

The City of Amery is a ...

Vibrant and sustainable community which is widely known as the “City of Lakes” due to its connection to the Apple River and Pike, North Twin and South Twin lakes. This connection is emphasized through local tourism businesses, community events, and local design.

The City maintains a healthy and attractive downtown business district, serving the needs of both residents and visitors. A diverse transportation network supports area businesses and the community as a whole. New residential developments reflect a mix of housing types, sizes, and styles to meet the varied needs of residents. The City manages growth at a reasonable pace and new development is designed and sited to reflect the traditional character of the City and to preserve sensitive environmental areas, with a particular emphasis on improving the water quality of area lakes.

The City maintains strong public infrastructure and local leaders continue to work with the Town of Black Brook, Lincoln, and Polk County to manage development and the delivery of services for the betterment of the region.

General Goals

Each chapter of this plan contains goals specific to one of the nine elements of the comprehensive plan. The following three goals are general in nature, and along with the vision statement, are intended to guide actions the City of Amery makes in the future. The essence of these goals is to create a sustainable future for the City of Amery. This is reflected throughout the entire plan. However, if there is a question regarding a decision that is not clearly conveyed in the details of this comprehensive plan, then the decision shall be based on the intent of the vision statement and the general goals. For the City of Amery, a sustainable future will create conditions that:

- **Preserve and reinforce the traditional character of the City;**
- **Maintain and enhance the quality of life of its residents; and**
- **Protect and enhance ecological assets and natural eco-systems.**

Each element of the comprehensive plan contains goals, objectives, and policies established during the planning process based on the information contained in Chapter 5, Existing Conditions. This section defines goals, objectives, and policies as follows:

Goal: A goal is a long-term target that states what the community wants to accomplish. The statement is written in general terms and offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a general course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as general rules to be followed by decision-makers. Policies that direct action using the words “shall” or “will” are mandatory aspects of the implementation of the City of Amery Comprehensive Plan. Those policies using the words “should,” “encourage,” “discourage,” or “may” are advisory and intended to serve as a guide.

2.1 HOUSING

2.1.1 Issues & Opportunities Raised During the Planning Process

The Plan Commission felt that population and housing projections might be influenced by increasing gas prices, the new Stillwater Bridge and other transportation improvements (Refer to Chapter 5). New residential development on the south side of the City has slowed recently due to the housing market, but longer-term issues facing the community are the need for affordable “workforce” housing and the preservation and improvement of existing older housing stock.



GOAL 1

Plan for safe, attractive, and affordable housing to meet existing and forecasted housing demands for all Amery residents

Objectives:

1. Create attractive and safe neighborhoods to protect the public health and a stable tax base.
2. Ensure that residential developments are built and maintained according to levels deemed safe by industry standards.

Policies:

1. The City encourages development of a range of housing types to meet the needs of residents of various income, age, and health status.
2. The City will include affordable & senior housing in any future discussions with developers regarding new residential growth or redevelopment. The City may explore opportunities to provide incentives for developers and homebuilders that create high quality housing that are affordable for first-time buyers, low to moderate-income households, and elderly residents on fixed incomes. *(An example may include increased project density)*
3. Maintain a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions. The use of energy-efficient and sustainable building materials or designs is highly encouraged, including LEED certification. New buildings should promote a high quality of architectural style that fits within the context of surrounding uses.
4. Support programs that maintain or rehabilitate the City's existing housing stock. The City encourages voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes. The City discourages the use of residential properties for the accumulation of “junk” materials.

Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Builders Association that provides a suite of standards for environmentally sustainable construction.

“Junk” – Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, household wastes, including garbage and discarded appliances.

GOAL 2

Maintain housing types and densities that reinforce the traditional character of the City and are attractive to new residents

Objectives:

1. Create traditional neighborhood development in most areas of the City and conservation subdivision development in areas adjacent to environmentally sensitive areas.
2. Design mixed use neighborhoods that provide a range of housing types, densities, and costs.

Policies:

1. The City encourages the integration of varied housing types and lot sizes within the City. This may include a blend of single-family, two-family, multi-family, or senior housing choices within the community. In general, residential areas of new neighborhoods should feature 60-80% single-family detached homes, 15-25% two-family or duplex housing units, and 5-15% multi-family housing units.
2. The City will plan for multi-family developments in parts of the City where streets and sidewalks can handle increased amounts of traffic; there are adequate parks, open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity. Disperse such developments in smaller projects throughout the City, rather than larger projects in isolated areas.
3. The City supports infill and redevelopment practices to reinvigorate older portions of the community. In appropriate areas, the City will encourage creative mixed-use developments that include a mix of residential units, small businesses, and civic spaces.
4. The City will maintain site and design guidelines for new residences that aim to reinforce traditional neighborhood design and protection of environmentally sensitive areas. (Refer to Section 2.8)

Traditional Neighborhood Design (TND) is a planning concept that calls for neighborhoods to be designed in the format of small, early 20th century Cities. Those traditional formats were characterized by one-family and two-family homes on small lots, narrow front setbacks with front porches and gardens, detached garages in the backyard, walkable “Main Street” commercial areas with shops lining the sidewalk, and public parks, town greens, or City squares.

TND is intended to provide an alternative to bland subdivisions and suburban sprawl. Most contemporary development is characterized by an orientation to the automobile, separation of land uses, and low intensities. In contrast, TND calls for compact, pedestrian-oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types, and public places where people have opportunities to socialize and engage in civic life.

Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Residential lots are grouped or “clustered” on only a portion of a parcel of land while the remainder of the site is permanently preserved as open space.

2.2 TRANSPORTATION

2.2.1 Issues & Opportunities Raised During the Planning Process

The Plan Commission noted that the construction of the new Stillwater Bridge and the expansion of USH 8 north of Amery to four lanes would likely affect transportation patterns in and around the City. Transportation needs mentioned by Plan Commission members include the following:



- Upgrade to 60th St. from the City to CTH F
- Facilities dispensing E-85 fuel
- Public transportation within the City
- Inter-city transportation options, such as bus or rail
- Airport Overlay Zoning Ordinance

Members suggested that cooperation with other municipalities and towns would be necessary to establish an inter-city public transportation system.

GOAL 1

Provide for a safe, efficient, multi-modal, and well-maintained transportation network

Objectives:

1. Maintain the City's transportation network at a level of service desired by City residents and businesses.
2. Promote sustainable land use planning that reduces reliance on motorized modes of transportation and that encourages healthy modes of transportation, including walking and bicycling.
3. Manage access & design of the transportation network in order to effectively maintain the safe and functional integrity of City transportation facilities.
4. Coordinate major transportation projects with land development, neighboring communities, and WisDOT.

Policies:

1. Transportation Alternatives for Disabled & Elderly Residents – The City will collaborate with Polk County and private vendors to continue to provide transportation services for disabled & elderly residents.
2. Incorporation of Pedestrian & Bicycle Facilities – The City encourages the (re)development of neighborhoods that are oriented towards pedestrians and well served by sidewalks, bicycles, and other non-motorized transportation facilities. The City will require that new developments plan for the provision of adequate walking & bicycling facilities that provide direct and safe connections to destinations within the new development and to and from adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities, including the Amery to Dresser Trail. The City may consider the use of intersection

design improvements such as signaled or marked cross-walks, bulb-outs, median refuge islands, slip-lane islands and tight curb radii to accommodate safe pedestrian and bicycle crossing at key intersections. The City will collaborate with Polk County and WIDNR to connect City parks, trails, and retail centers with regional recreational facilities via separate trails or marked routes on existing roads.

3. Protection of City Streets – The City may require intergovernmental agreements that define the responsibilities of the City, developers and adjacent municipalities regarding any required improvements to City streets and the funding of such improvements. The City may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development. Where appropriate, the City may designate weight restrictions and truck routes, to protect local roads. The City may utilize its official mapping powers to coordinate long-term facility planning in its extraterritorial area.
4. New Roads & Driveways – New roads shall be built according to City standards and inspected before accepting for dedication. The City will maintain site and design requirements for new roads and driveways that aim to reinforce traditional neighborhood design and safe transportation facilities. The City encourages the use of grid-like street patterns as opposed to multiple cul-de-sacs and will consider the use of transportation calming devices & alternative designs to provide a safe & fluid street network. (Refer to Section 2.8)

“Traffic-calming” refers to various design features and strategies intended to reduce vehicle speeds and volumes. Traffic-calming techniques change streetscape design, often allocating road space away from vehicles towards sidewalks, bicycle lanes and green-space. Road designs that narrow the space allocated for vehicles force drivers to slow down and use caution. Studies have shown that as vehicle travel lane widths decrease, so too do annual crash rates per lane-mile, suggesting that narrower street designs and traffic calming can increase road safety.
5. Maintain Condition Standards for City Roadways – The City will strive to maintain an average PASER rating of 7 for all City Roads (considering budgetary constraints), and establish and prioritize future road projects based on the applicable PASER scores, ADT data, and safety concerns.

PASER – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of “7” for all roads.
6. Coordination of Improvements to County and State Highways – Stay apprised of the WisDOT and Polk County’s efforts to maintain and improve State and County roads within and near the City. The City will coordinate improvements to local roads whenever feasible.
7. Joint Planning of Roads that Cross Jurisdictions – The City will work with the Towns of Alden, Black Brook and Lincoln to plan, construct and maintain those roadways that cross jurisdictions, including cost sharing where appropriate.
8. Airport Planning – The City will utilize its zoning, subdivision, official mapping, and extraterritorial powers where necessary to ensure a compatible land use pattern near the Amery Airport in order to protect this community asset and reduce potential nuisance or safety concerns.

GOAL 2

Be prepared to address other transportation-related policies required by Wisconsin's Comprehensive Planning law

Objectives:

1. Be prepared to plan for and discuss transportation options that are not available to the City at this time.

Policies:

1. Future Cooperation and Planning – The City will actively participate in any planning for any form of public transit, passenger rail, or water transportation should any of these transportation alternatives become feasible in the City in the future.

2.3 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

2.3.1 Issues & Opportunities Raised During the Planning Process

The Plan Commission noted several issues and needs with regard to area agriculture, natural resources, and cultural resources. With regard to agriculture, members suggested that the City should work to promote organic farming and locally produced agricultural products. Natural resource issues and goals focused largely on lakes and stormwater management. Specifically, members noted the need to take necessary measures to improve and reopen South Twin Lake Beach. With regard to cultural resources, members indicated that the City of Amery should be promoted as a cultural center for northwestern Wisconsin.



GOAL 1

Reinforce the rural character of the City and surrounding landscape by encouraging the preservation of productive farmland, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources

Objectives:

1. Protect agricultural resource areas in the City's Extraterritorial Jurisdiction, until such time as annexation occurs.
2. Minimize fragmentation of productive agricultural cropland, forests, and natural areas surrounding developed areas of the City.
3. Minimize the potential impact on natural resources, environmental corridors, water resources, and wildlife habitat when evaluating potential residential, commercial, industrial, and intensive agricultural uses.
4. Minimize the potential impact on local cultural resources when evaluating new developments.

5. Minimize land use conflicts between urban & rural uses along the periphery of the City.

Policies:

1. The City will place a high priority on directing development away from areas that have been historically productive farmland, are in agricultural use, or contain prime soils until annexation occurs.
2. The City will not allow development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, poor soils, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide. The City shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.
3. The City will support programs to prevent the spread of exotic species and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways.
4. The City encourages maintenance and rehabilitation of historic areas and buildings and will support community events and programs that celebrate the history and culture of Amery. The City will ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such potential discovery.
5. The City will use its zoning, subdivision, and official mapping powers to protect waterways, shorelines, wetlands, steep slopes, and floodplains areas within the City's extraterritorial area.
6. The City will work with surrounding towns to encourage an orderly, efficient development pattern that preserves natural resources and creates a tight edge between City and rural development to minimize conflicts between urban and rural uses.
7. The City encourages all existing, expanding, or new farming or forestry operations to incorporate the most current "Best Management Practices" (BMPs) or "Generally Accepted Agricultural and Management Practices" (GAAMPS) as identified by but not limited to the following agencies:
 - a. Polk County
 - b. University of Wisconsin Extension
 - c. Wisconsin Department of Agriculture, Trade and Consumer Protection
 - d. Wisconsin Department of Natural Resources
 - e. National Resource Conservation Service

Map 3 illustrates the location of prime farmlands in and surrounding the City of Amery according to the Polk County Soil Survey. There are three categories of prime farmland that are mapped: 1) soils identified by the NRCS as prime farmland soils; 2) soils identified by the NRCS as prime farmland soils when drained; and 3) soils identified by the NRCS as farmland of statewide importance.

2.4 ENERGY, UTILITIES & COMMUNITY FACILITIES

2.4.1 Issues & Opportunities Raised During the Planning Process

The Plan Commission highlighted their desire to increase their use of renewable energy resources and the City has committed to the Wisconsin Energy Independent Community 25x25 goals. The Commission also showed support for continued cooperation with the Lakes Protection District and the Apple River Protection and Rehabilitation District, as well as continued stormwater management planning and implementation efforts.



GOAL 1

Ensure the provision of reliable, efficient, and well-planned utilities & community facilities to adequately serve existing and planned development

Objectives:

1. Generate 25 percent of municipal facility electricity and 25 percent of municipal vehicle fuels from renewable resources by 2025.
2. Ensure that public and private community facilities and utilities are constructed and maintained according to professional and governmental standards (including handicap accessibility) and do not detract from the character of the City.
3. Phase new development in a manner consistent with public facility and service capacity and community expectations.
4. Annually evaluate the condition of public facilities and equipment to ensure that they will continue to meet City needs.
5. Monitor satisfaction with local emergency services, and other utility or community services, and seek adjustments as necessary to maintain adequate service levels.

Policies:

1. Utility Services – The City encourages logical, cost-efficient expansion of utilities to serve compact development patterns. The City discourages “leap-frog” development that would require premature extension of services to areas that cannot be efficiently and sequentially served. The City will generally require all development that relies on municipal service to be located within the City’s corporate limits. Development permits shall not be issued unless there is adequate provision for necessary public facilities to serve such developments. .
2. Sanitary Sewer – The adequacy and capacity of the system should be closely monitored to ensure that it continues to meet the needs of development across the City. The City will plan for sanitary sewer facilities on a system basis, rather than as a series of individual projects and will require that developers locate and size utilities with enough capacity to serve future extensions. If utilities must be oversized to serve an area that is not within the current development, development agreements should be used to recapture the additional costs to the initial

developer. In areas not served by municipal sewer, the City of Amery requires adherence to the Wisconsin Sanitary Code & Polk County Sanitary Code.

3. Water Supply - The quality and quantity of water from the City wells should be closely monitored to ensure that it continues to meet the needs of users. The City encourages programs that support water conservation within the City & region.
4. Stormwater Management – The City will work with the WIDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands, will be preserved and protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with local regulations. The use of Best Management Practices (BMPs) is highly encouraged. *(An example may include the use of rain gardens or green roofs)*
5. Solid Waste & Recycling – The City will annually review levels of service provided by the contracted solid waste disposal services and meet with them to address any concerns raised by residents or local businesses. The City encourages participation in Polk County’s Recycling drop-off program, as well as the Clean Sweep program for the disposal of hazardous materials.
6. Parks – The City will maintain an adequate amount of park and open space land, located throughout the community, to ensure all neighborhoods have access to recreational facilities and places for community gatherings. The City will require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public park, recreation, and open space acquisition and development (in accordance with State Statute). .

National Recreation and Park Association recommends that most residents should be within a ten-minute walk or 1/3 mile from a public park or open space area and communities should maintain an average of 12 acres of park and recreational land per 1,000 residents.
7. Power Plants, Transmission Lines, and Telecommunication Facilities –The City will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses and should respect environmentally sensitive areas. Underground placement and co-location (or corridor sharing) of new utilities is encouraged.
8. Energy Conservation – The City supports energy conservation measures and cleaner forms of energy that reduce the City’s dependence on non-renewable energy. The City may consider implementing energy conservation measures in all City community facilities as a means to showcase energy conservation and to lead by example for residential, commercial and industrial uses. The City will support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures. The City encourages energy providers and others to provide financial incentives for businesses and homeowners to conserve energy.
9. Renewable Energy Facilities – The City will work with energy providers and neighboring jurisdictions to support appropriate applications of renewable energy and utilization of onsite distributed energy generation (e.g., solar, wind, geo-thermal, biomass, solid waste) as a means of protecting the City against future fluctuations in energy costs:

- a. Allow the installation of solar and wind energy systems in line with WI State Statute 66.0401: Regulation relating to solar and wind energy systems.
 - b. Consider the adoption of a Small Wind Energy Ordinance to facilitate the safe permitting of small wind energy systems.
 - c. Encourage the use of bio-fuels using biomass and other products for power generation.
10. Cemeteries – The City will collaborate with local church associations regarding the need for cemetery expansion or additional cemeteries.
- WI State Statute 66.0401: Solar and Wind Systems*
No county, city, town or village may place any restriction, either directly or in effect, on the installation or use of a solar energy system (as defined in s.13.48(2)(h)1.g.), or a wind energy system (as defined in s.66.0415 (1)(m)), unless the restriction satisfies one of the following conditions:

 - (a) Serves to preserve or protect public health or safety.
 - (b) Does not significantly increase the cost of the system or significantly decrease its efficiency.
 - (c) Allows for an alternative system of comparable cost and efficiency.
11. Special Needs Facilities – The City will work with Polk County and adjacent municipalities to maintain and improve access to special needs facilities (i.e. health care, childcare) for area residents. Actively participate in the planning and siting of any new special needs facility. Encourage all public facilities (including parks) be upgraded for handicap accessibility.
12. Emergency Services – The City will work with the Amery Police Department, Amery Fire & Rescue, the Polk County Sheriffs Department, and area EMS providers to maintain adequate provision of emergency services (i.e. fire, police, EMS) for City residents and businesses, and will review service provision levels with the appropriate agencies annually.
13. Schools – The City will collaborate with the Amery School District and the Wisconsin Indianhead Technical College to provide high quality educational facilities and opportunities for City residents. The City will actively participate in the planning and siting of any new school facility.
14. Libraries – The City will work with the Amery Public Library to maintain and improve access to public library facilities & services for City residents, as well as residents from area Towns as applicable.
15. City Facilities – The City will annually evaluate the condition of City facilities and associated equipment to ensure that it will continue to meet City needs. Upgrades for handicap accessibility will be considered for all city facilities (including parks) whenever changes are made to those facilities.
16. City Fees – The City may require developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals & permits, including pass through fees of consultants hired by the City. The City may also assess impact fees to recoup the measureable capital costs necessary to support new developments (in accordance with State Statutes).

2.5 ECONOMIC DEVELOPMENT

2.5.1 Issues & Opportunities Raised During the Planning Process

The Plan Commission was concerned that Amery was experiencing a “brain drain” and there is a clear need to attract & retain skilled workers through quality of life amenities. The Plan Commission felt the City needs to attract more business and industrial development specifically, technology-type companies and health care industries, which are growing sectors of the economy. Developing more industrial land around the Airport, encouraging reuse of vacant commercial buildings, and becoming a “fiber optic” community were discussed as additional opportunities.



GOAL 1

Attract and retain businesses that strengthen and diversify the local economy

Objectives:

1. Seek local & regional businesses that strengthen and diversify the economic base, expand and enhance the tax base, improve wage and salary levels, utilize the resident labor force, and generally improve the quality of life for Amery citizens.
2. Develop a long-term area strategy to promote sustainable economic growth, with a special emphasis on capturing new growth markets, including ‘green-collar industries’, and revitalizing downtown commercial areas.

Policies:

1. The City encourages tourism, light manufacturing, health care, tech-based, and small-scale neighborhood commerce and office use as the major economic development types in the City.
2. The City encourages public-private partnerships as a way to promote investment in the City and to spur downtown revitalization.
3. The City encourages industry that seeks to capture the emerging renewable energy and bio-industry markets drawing on local resources and the local labor force.
4. The City will collaborate with neighboring municipalities, Polk County, and local economic development organizations to develop a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses, vacant land or commercial buildings. The City supports programs that provide area businesses and entrepreneurs with technical or financial assistance.

Green-collar Industries are industries associated with the environmental sector and include businesses and professions associated with implementing design, policy and technology that improves sustainability. Many green-collar jobs draw on local resources and the local workforce, such as renewable energy and green buildings.

5. The City supports the development of farm-based businesses within the extraterritorial area to assist farm families with a second income.

GOAL 2

Reduce the potential for land use conflicts between business and non-business uses

Objectives:

1. Identify the most appropriate locations for future business development, while preserving sensitive environmental areas.
2. Avoid land use conflicts between business and non-business uses.
3. Maintain standards and limitations for home occupations and home based businesses in residential areas to minimize noise, traffic, and other disturbances.

Policies:

1. The City will promote a strong downtown business district while allowing for limited commercial development at the edge of the City as part of new traditional neighborhood developments or planned commercial nodes. The City discourages unplanned, incremental strip commercial development along major community corridors.
2. The City encourages brownfield or infill development or expansion of existing business and industry parks in the City before considering creating new business or industry parks.
3. The City will work with private landowners & State agencies to clean up and redevelop contaminated sites that threaten the public health, safety, and welfare.
4. The City will require large-scale industrial and commercial businesses (those that generate large volumes of traffic or wastewater, or have a high water demand) to locate within or adjacent to the Amery's industrial parks, or where a full range of utilities, services, roads, and other infrastructure is available to adequately support such developments. The City discourages the creation of office, commercial, and industrial developments not served by public water and sanitary sewer within the Planning Area.
5. The City will maintain design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access consistent with its traditional character. (Refer to Section 2.8)
6. The City will prohibit home based businesses in residential subdivisions that would cause safety, public health, or land use conflicts with adjacent residential uses due to such things as increased noise, traffic, and lighting.

Brownfield development refers to the redevelopment of blighted or contaminated commercial or industrial parcels.

Infill development refers to developing vacant sites within built up areas or redeveloping existing parcels.

Home occupations refer to office types of uses that do not alter the residential character of a home and its neighborhood.

Home based businesses are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, hair styling, or woodworking businesses.

2.6 INTERGOVERNMENTAL COOPERATION

2.6.1 Issues & Opportunities Raised During the Planning Process

The Plan Commission felt that coordinating land use planning and community services with adjacent towns will become increasingly necessary in the future. Throughout the development of this Plan, members of the Plan Commission met with representatives from surrounding towns to discuss land use planning. Although the City and surrounding towns may not always agree on future land use plans, there is agreement on the need to maintain cooperative relationships and consistent dialogue for the benefit of all citizens within the region.



GOAL 1

Maintain mutually beneficial relationships with neighboring municipalities, Polk County, State & Federal agencies, and the schools serving Amery residents

Objectives:

1. Coordinate with Polk County, the Town of Black Brook, and the Town of Lincoln to jointly plan boundary areas and coordinate their long-term growth plans with the City Comprehensive Plan.
2. Coordinate City planning efforts with the Amery School District as necessary to allow the district to properly plan for facility needs.
3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
4. Identify existing and potential conflicts with Polk County and adjacent municipalities and establish procedures to address them.

Policies:

1. The City encourages an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas. To the extent possible, coordinate the City's Comprehensive Plan with future plans for Polk County, the Town of Black Brook, and the Town of Lincoln.
2. Where intergovernmental cooperation efforts do not yield desirable results, the City will utilize its zoning, subdivision, official mapping, and extraterritorial powers where necessary to protect City interests and coordinate development in the planning area with the City's Comprehensive Plan.
3. Prior to the adoption of the City Comprehensive Plan, and for subsequent updates, the City will request comments from the Amery School District Superintendent, Polk County Zoning Administrator, and officials from the Towns of Black Brook and Lincoln.
4. The City will request that School District officials keep the City apprised of any plans for new facilities and will coordinate land use planning to encourage compatible uses and safe routes to schools. The City will continue to promote shared use of community and recreational facilities.

5. The City will actively participate, review, monitor, and comment on pending plans from the Polk County, the Town of Black Brook, the Town of Lincoln, and State or Federal agencies on land use or planning activities that would affect the City.
6. The City will continual to work with neighboring municipalities to identify opportunities for shared services, equipment, or other cooperative planning efforts where practical and mutually beneficial.

2.7 LAND USE

2.7.1 Issues & Opportunities Raised During the Planning Process

The location of Amery to numerous natural resources is both an issue and opportunity for the community. On one hand the natural resources provide high-quality of life amenities attractive to area residents; however, the location of various water and topographical features increases the costs of expanding municipal utilities.



GOAL 1

Ensure that a desirable balance and distribution of land uses is achieved which reinforces the City's unique community character & sense of place

Objectives:

1. Maintain a comprehensive future land use plan and map that coordinates housing, economic development, recreation, and the preservation of farmland, open space and natural resources within and surrounding the City.
2. Preserve the City's ability to continue to grow in an orderly approach.

Policies:

1. The City will map sensitive environmental features requiring protection including steep slopes, wetlands and floodplains (Refer to Map 4 Appendix D). The City will prepare a description of these areas that designates them for conservation or protection where development is severely limited. (Refer to Chapter 3).
2. The City will map areas in agricultural use or that have highly productive soils for agricultural use (Refer to Map 3 in Appendix D). When development occurs on the urban fringe, the City will encourage site designs that aim to limit conflicts between new urban land uses and existing farm operations.
3. The City will map the location of residential land uses throughout the planning area (Refer to Map 5 & 5A in Appendix D). Using this information, and considering other factors including the potential for land use conflicts with other existing land uses, soil conditions, and topography, the City will identify areas suitable for future residential development and will develop one or

more descriptions for the type and density of residential development appropriate for these areas. (Refer to Chapter 3).

4. The City will map existing commercial and/or industrial uses that are found in the planning area (Refer to Map 5 & 5A in Appendix D). Using this information, and considering other factors including the potential for land use conflicts with other existing land uses, soil conditions, and topography, the City will identify areas suitable for future business development and will develop one or more descriptions for the type and density of commercial or industrial development appropriate for these areas. (Refer to Chapter 3).
5. The City will map existing public or recreational uses. (Refer to Map 5 & 5A in Appendix D). The City will delineate areas having these features on the Future Land Use Map and prepare a description of these areas that designates them as areas for public or recreational use.
6. The City may require detailed development plans, neighborhood plans, or corridor plans prior to the platting and development of land. These detailed plans should include the proposed land use pattern of the area, recommended zoning for the area, recommended lot pattern, location of necessary municipal utilities, locations of parks, open space, civic or institutional buildings, and the proposed street system that will serve the area. The plans should also provide a development-phasing timetable so the City can coordinate capital improvements with the development of the area. New development plans, neighborhood plans, & corridor plans shall be adopted as appendices to the Comprehensive Plan.

GOAL 2

Balance land use regulations and individual property rights with community interests

Objectives:

1. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.
2. Maintain policies for considering revisions to the Future Land Use Map if and when requested by eligible petitioners.
3. Maintain policies for interpreting future land use boundaries.

Policies:

1. Planned Unit Development: A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design.
2. Conservation Subdivision Development: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design.
3. Amending the Future Land Use Map: A property owner may petition for a change to the Future Land Use Map. *See Section 3.2 for future land use map amendment policies.*

A *Planned Unit Development (PUD)* refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.

4. Where uncertainty exists as to the boundaries of features shown on maps within this Plan, the following rules shall apply¹
 - a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
 - b. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
 - c. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
 - d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 - e. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.
 - f. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
 - g. Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the maps.

2.8 COMMUNITY DESIGN PRINCIPLES

2.8.1 Issues & Opportunities Raised During the Planning Process

In general, the Plan Commission felt development should strive to enhance the community's character, minimize impacts to adjacent uses, and reflect sound architectural, planning and engineering principles.

GOAL 1

Ensure high quality site and building designs within the community to uphold property values and reinforce the character of the City.

Objective:

1. Maintain site and building design guidelines for all new development, which reinforces traditional neighborhood design and new urbanism principles.

¹ With respect to the accuracy of maps included in this document, a disclaimer is necessary. The City of Amery and MSA Professional Services have prepared and reviewed maps herein. It has been mutually understood that these maps were accurate for planning purposes and that they will continue to be used to make planning and zoning decisions. Due to scale limitations or potential data errors, it is recognized that disputes may arise concerning areas delineated on the maps. If a landowner or any other party alleges error or misrepresentation of map delineations, he or she must submit proof from recognized professionals that such is the case. The City Council will consider such submission and will adjust the boundaries when approving a land use change if appropriate.

Policies:

1. Sites, buildings and facilities shall be designed in accordance with the policies outlined below:

Agricultural Preservation Areas

Lots, buildings, and driveways within the Agricultural Preservation Areas shall be configured to be located on the least productive soils and shall not fragment large tracts of agricultural land by placing building envelopes and driveways in the middle of large parcels, see Figure 2.1.

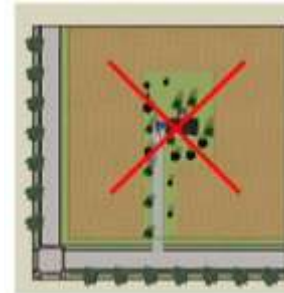
Environmentally Sensitive Areas

Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors. No buildings shall be allowed in areas within slopes greater than 20% and building development shall be severely limited in areas designated as wetlands, floodplains, and areas within slopes between 12-20%. To the extent possible, developers shall preserve existing woodlands and mature trees during and after development.

Conservation Subdivisions: Development proposed in areas containing environmentally sensitive areas are encouraged to use conservation subdivision design principles (see Figure 2.2), such as:

- Hiding development from main roads to the extent possible through natural topography, vegetation (e.g. tree lines, wooded edges), landscaped buffer-yards, and setbacks.
- Provide vegetative buffers between building sites, wetlands, and streams beyond minimum setback standards.
- Preserve mature trees, stone rows, fence lines, and tree lines.
- Arrange lots so that houses are not placed on exposed hilltops or ridgelines.
- Design streets and lot layouts to blend with natural land contours.
- Create pedestrian trails through common open space areas.
- Restore the quality and continuity of degraded environmental areas within the subdivision, such as streams and wetlands.
- Encourage stormwater management treatment systems that focus on Best Management Practices (BMPs).

Figure 2.1: Building Layout



Discouraged Layout



Desirable Layout #1



Desirable Layout #2

Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land in rural areas, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Conservation Subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district or comprehensive plan. This clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The dwelling units are grouped or “clustered” on only a portion of a parcel of land. The remainder of the site is permanently preserved as open space or farmland held in common or private ownership. Sometimes additional dwelling units may be permitted if certain objectives are achieved. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas. A conservation subdivision should identify a conservation theme such as forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, viewshed preservation, or archaeological and historic properties preservation.

Figure 2.2: Conventional versus Conservation Subdivision Design



Compatibility with Neighboring Uses: Potential for land use conflicts with existing uses (including forestry & agricultural uses and environmentally sensitive areas) shall be mitigated through buffering, landscaping, and lot/building location on the original parcel.

Figure 2.3: Residential Screening

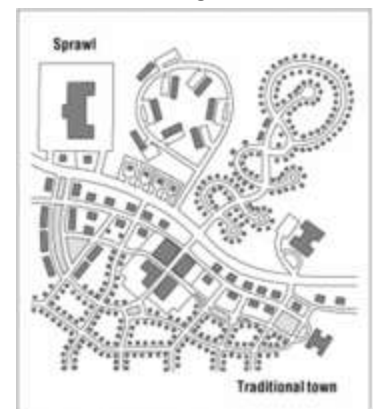


Transportation Facilities

Transportation facilities for new developments shall be constructed according to local ordinances and shall allow for safe ingress and egress of vehicles. Most lots shall take access from interior local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties.

- i. Street Design: Streets should be designed to the minimum width that will reasonably satisfy all realistic needs. Local streets should not appear as wide collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead end roads, is strongly encouraged.
- ii. Transportation Calming Devices: The use of transportation calming devices & alternative designs are encouraged. Specific measures may include: curb extensions/intersection bump outs, round about, tear drop islands, speed bumps & raised devices, median & refuge islands, or turning circles.

Figure 2.4: Traditional versus Cul-de-Sac Street Design



- iii. Pedestrian and Bicycle Improvements: are strongly encouraged, especially connections to existing facilities. Specific measures include continuous sidewalks, on street bike lanes, bicycle route markers, off street trails, and tweetens (mid-block foot paths). Intersection design improvements such as signaled or marked cross-walks, bulb-outs, median refuge islands, slip-lane islands and tight curb radii to accommodate safe pedestrian and bicycle crossing at key intersections is also encouraged. All streets shall include the provision of continuous sidewalks on both sides of the street. Bicycle and pedestrian ways shall be designed to provide direct and safe connections to key community destinations, including downtown, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities, including the Amery to Dresser Trail.

Figure 2.5: Alternative Transportation Designs



Single-Family Design Guidelines

Single-family housing is the most significant and prevalent building type found within the municipality; therefore, single-family housing can greatly affect the municipality's overall character. With the intent to plan, design, and develop future growth, it is recommended that the City encourage new single-family residential developments to employ aspects of traditional neighborhood design, including the elements listed below and illustrated in Figure 2.6.

- i. Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction. Place the building within close proximity to the sidewalk (usually within twenty feet of the street's right-of-way), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall. Pitched roofs should orientate the gable parallel to the street.
- ii. Architectural Character: Design the building using high-quality architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the City's overall character.
- iii. Building Materials: Use high-quality exterior finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- iv. Building Projections: Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
- v. Garages: Place garages at least 20 feet behind the front façade of the home or in the rear yard to avoid a "garage-scape" street appearance. Garages accessed by an alley have a potential for an additional ancillary housing unit above the garage.

- vi. Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
- vii. Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.
- viii. Neighborhood Diversity: Vary the lot sizes, building heights, building exterior colors, and housing floor plans within any given street block.

Figure 2.6: Desired Single-Family Development



Multi-Family Design Guidelines

Multi-family housing is a necessary building type that provides housing options for the elderly, young adults, City employees, etc. However many developments incorporating multi-family housing receive resistance. In some instances this can be contributed to poorly and cheaply designed buildings. In order to mitigate this opposition, it is recommended that the City enact design guidelines for multi-family housing that is planned, expanded, or significantly renovated (50% or more of the current assessed improvement value). The general guidelines listed below and the diagram on the subsequent page will provide assistance in guiding future multi-family development:

- i. Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction. Place the building within close proximity to the sidewalk (usually within twenty feet of the street's right-of-way), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall.
- ii. Architectural Character: Design the building using high-quality architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the City's overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.
- iii. Building Materials: Use high-quality exterior finish materials such as kiln-fired brick, stucco, wood, and fiber cement siding. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- iv. Building Projections: Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
- v. Parking and Buffering: Fit the parking below the building or place surface parking behind the building. Provide landscaping of sufficient size to screen out unsightly parking areas from the street and neighboring properties. Insert landscape islands in parking lots with more than eighteen consecutive stalls.
- vi. Service Areas: Trash containers, recycling containers, street-level mechanical, and rooftop mechanical should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
- vii. Common Open Space: Provide gardens, grass areas, and playgrounds to serve the needs of the residents. The use of contiguous back yards to create a larger network of open space is encouraged.
- viii. Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
- ix. Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.

Figure 2.7: Multi-Family Design Guidelines

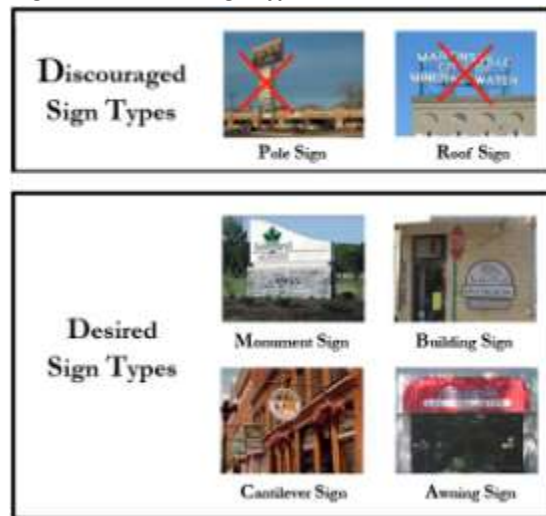


Commercial and Industrial Design Guidelines

Commercial and industrial uses provide the City with economic stability and provides goods, services, and jobs for its residents. However, these uses generally do not construct buildings that are adaptable to other uses and can become an eyesore if they sit vacant. In order to alleviate some of the negative impacts these buildings have on a community, it is recommended that the City enact design guidelines for commercial and industrial uses that are planned, expanded, or significantly renovated (50% or more of the current assessed improvement value). To ensure high-quality and long-lasting projects the following guidelines and illustrations will provide assistance in guiding future business development:

- i. Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction.
- ii. Architectural Character: Design the building using high-quality architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the City's overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.
- iii. Building Materials: Use high-quality exterior finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- iv. Building Projections: Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.
- v. Signage: Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.
- vi. Parking: Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.
- vii. Landscaping: Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots.
- viii. Stormwater: Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible.
- ix. Lighting: Exterior lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution (see Figure 2.9).

Figure 2.8: Desired Sign Types



- x. Service Areas: Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

Figure 2.9: Desired Outdoor Lighting

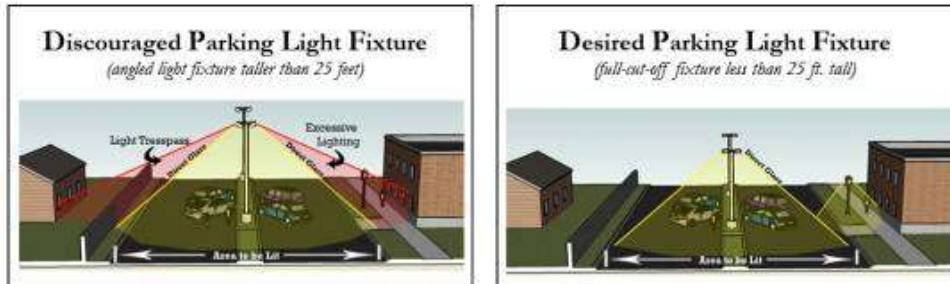


Figure 2.10: Business Design Guidelines



3 FUTURE LAND USE PLAN

3.1 FUTURE LAND USE SUMMARY

The following chapter summarizes the future land use plan for the City of Amery and contains information required under SS66.1001. The information is intended to provide a written explanation of the City of Amery Future Land Use Map (See Appendix D). The map is long range and will need to be reevaluated periodically to ensure that it remains consistent with changing trends and conditions.

The Future Land Use Map depicts the City of Amery desired pattern of land use and establishes the City's vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). The future land use areas identify areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.). The City has developed recommendations for development densities, minimum lot sizes, and development review criteria that provide specific guidance for possible development and zoning requests (Section 2.8).

The Future Land Use Map has been designed to accommodate a larger population than what is projected by WIDOA forecasts (Refer to Chapter 5, Existing Conditions). The City does not assume that all areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan and anticipated development requests. The City of Amery advocates the development of existing subdivided lands before additional open space is developed.

3.1.1 Future Land Use

The proposed pattern of land use is depicted in Map 6 & 6a (See Appendix D). The Future Land Use Plan, in conjunction with the other chapters of this plan, should be used by City staff and officials to guide recommendations and decisions on rezoning and other development requests.

Priority Development Areas

The Future Land Use Map 6 provides a proposed land use pattern for the Planning Area, while Future Land Use Map 6a provides a proposed land use pattern within the City of Amery corporate limits. Before development occurs beyond the City limits, the City should seek to develop:

1. Sites within the City corporate limits;
2. Infill sites;
3. Locations that are closer to the existing City downtown;
4. Previously developed sites; and
5. Sites adjacent to existing development.

The following section outlines land use recommendations for lands within the existing developed areas and lands within undeveloped and planned neighborhood areas.

Land Use Recommendations

This plan proposes new residential, commercial, industrial development in the western portion of the City. There are limited opportunities for infill development and redevelopment in the downtown area. The following text provides an explanation of each future land use classification as they appear on Map 6 & 6A.

- Low Density Residential. This land use category includes most of the existing residential development within the City. These areas are intended to be primarily single family residential with the potential for some duplex or small multi-family developments, with a total gross density not to exceed 5 units per acre. New single family residential development is will also be met throughout areas of the Planned Neighborhoods.
- Medium to High Density Residential. This land use category includes lands suitable for residential development at a gross density between 5-10 units per acre. This includes areas within the City that contain either existing duplexes or small multi-family developments (less than 8 units per acre). New multi-family residential development is will also be met throughout areas of the Planned Neighborhoods.
- Mobile Home Residential. This includes lands within the City that contain existing mobile home parks. No new mobile home residential uses have been identified.
- Mixed Use. This classification includes locations appropriate for a mix of single and multi-family and commercial land uses. Approximately 50% of the developed portion of lands within this classification should be low density single-family residential (<5 units/ac). The remaining portion should include a mix of multi-family developments (5-10 units/ac) and commercial development where retail goods and/or services are sold or where office activities take place. Appropriate developments would include a mix of condominiums specifically for seniors. While this classification includes a limited amount of neighborhood business or office development, the downtown should remain the focal point of retail services in this community.
- Commercial. This classification includes locations where retail goods and/or services are sold or where office activities take place. Much of the downtown commercial district is currently developed. The Future Land Use Map indicates opportunities for commercial growth within Mixed Use classifications. The intensity of commercial development is regulated by the City's zoning ordinance. The creation of new "strip" retail development, or long linear corridors of purely commercial growth is strongly discouraged.
- Industrial. This classification includes those lands appropriate for indoor manufacturing, warehousing, distribution, office and outdoor storage usage. The intensity of office & industrial development is regulated by the City's zoning ordinance. Industrial uses are largely contained within the existing industrial area with some expansion of industrial uses to the west and to the south (adjacent to the airport).
- Mixed Business. This classification includes locations appropriate for a mix of business, including commercial retail and/or services, medical facilities, indoor manufacturing, warehousing, distribution and office activities. The Mixed Business area east of 95th Street includes lands appropriate for a mixed business park. The intensity of commercial and industrial development within the mixed business areas is regulated by the City's zoning ordinance.

- Institutional. This classification includes properties owned by the City, the school district, and religious institutions. These uses are planned to remain at their present locations in and near the central parts of the City and residential neighborhoods to continue to conveniently serve residents.
- Parks & Recreation. This classification includes property where recreation is the primary activity and where there is typically no commercial or residential use. This classification includes the Amery Golf Course, located in the south-west of the City, and conservancy land. The City, County, or State usually owns these properties. Some stormwater management or other utility/institutional uses (e.g., water towers) may be located within these areas. No new parks are identified in the Future Land Use map.
- Planned Neighborhoods. This Plan recommends that new areas of residential development be designed as neighborhoods, rather than a series of uncoordinated “cookie cutter” subdivisions. Potential areas for Planned Neighborhoods were chosen based on the ability to provide urban services and the compatibility with adjacent uses. Lands within Planning Neighborhoods are assumed to be annexed by the City prior to implementing the land use regulations outlined below. These lands lie adjacent to large tracts of Rural Preservation and Resource Protection Areas and should be developed so as to preserve the visual and aesthetic qualities of the area. Planned Neighborhoods should feature:
 1. A variety of lot sizes and housing styles and types. Planned Neighborhoods should include a carefully planned mixture of predominately single-family residential development combined with two-family and multi-family developments. This allows higher density development to be dispersed throughout the community instead of being concentrated in any one area.
 2. A small amount of neighborhood business uses or mixed uses may be appropriate and is encouraged to serve local neighborhood residents; however, incremental commercial strip development is discouraged, and downtown locations should remain the focal point of retail services in the community.
 3. The use of conservation subdivision design where appropriate in order to protect environmentally sensitive lands.
 4. Grid street design rather than cul-de-sac design to improve connectivity within the neighborhood and to and from surrounding neighborhoods via car, walking and cycling.
 5. Opportunities for residents to gather through the development of public open spaces or parks.
 6. Direct and safe connections, for pedestrians, bicyclists and drivers, to local destinations and City centers.
 7. Direct and safe recreational pedestrian and bicycle facilities to destinations within the neighborhood and to and from existing neighborhoods.
 8. Continuous sidewalks or equivalent provisions for walking along both sides of street.
 9. Much of the Planned Neighborhoods are currently in agricultural or open space use and significant landscaping improvements should accompany development proposals.

North Planned Neighborhood

This neighborhood includes the northern portion of the City, extending north of 80 Ave/100th Street from the City’s corporate limits. Approximately 75% of the developed portion of the neighborhood should be low density single-family residential (<5 units/ac).

The remaining portion should include a mix of medium density two-family or small multifamily developments (5-10 units/ac). Appropriate developments would include a mix of condominiums specifically for seniors. Mixed use and neighborhood business development focused on serving local neighborhood residents may be appropriate; however, the downtown should remain the focal point of retail services in the community.

West Planned Neighborhood

This neighborhood is located to the west of the City's corporate limits south of 80th Ave/100th Street to County Highway F. Approximately 70% of the developed portion of the neighborhood should be low density single-family residential (<5 units/ac). The remaining portion should include a mix of medium density two-family or small multifamily developments (5-10 units/ac). Appropriate developments would include a mix of condominiums specifically for seniors. Mixed use and neighborhood business development focused on serving local neighborhood residents may be appropriate; however, the downtown should remain the focal point of retail services in the community.

Southwest Planned Neighborhood

This neighborhood is located to the southwest of the City from County Highway F south to 50th Ave. Approximately 80% of the developed portion of the neighborhood should be low density single-family residential (<5 units/ac). The remaining portion should include a mix of medium density two-family or small multifamily developments (5-10 units/ac). Appropriate developments would include a mix of condominiums specifically for seniors. A limited amount of mixed use or neighborhood business development focused on serving neighborhood residents may be appropriate; however, the downtown should remain the focal point of retail services in this community.

- Rural Preservation: The majority of the City's Planning Area is classified as Rural Preservation. The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat. As mapped, this designation includes lands currently dedicated to farmland, scattered open lands, woodlots, agricultural-related uses, and limited single-family residential development. These lands represent areas that are vital to the regions agricultural & forestry economy and are key ingredients of the rural character and image of the City of Amery.

The following policies are recommended for the areas designated as Rural Preservation:

1. Land within the Rural Preservation classification may represent long-term areas for City expansion, and therefore, this Plan strongly recommends against scattered rural development patterns that would prevent the City from providing orderly, cost-effective growth in the long-term. Development requiring public utility extensions should not be allowed until such a time that a petition for annexation of the property occurs.
2. Some limited low-density development is anticipated in the Rural Preservation areas in accordance with adopted plans developed by the Towns of Lincoln and Black Brook and the Polk County Comprehensive Plan.
3. Non-farm development shall be located on the least productive portion of the original parcel. Cluster development and conservation subdivisions are highly encouraged for all

non-farm residential development. Where appropriate, developments should be arranged for potential re-subdivision into City-sized lots with City sewer.

4. Except for agriculturally-related business, Rural Preservation lands are not intended for commercial or industrial development.
 5. Reclassification of land within this area may occur only after seventy-five (75) percent of the existing lots within Residential, Commercial, Industrial, or Planned Neighborhood classifications have been developed. If and when development is warranted, areas within this classification shall require an amendment to the Future Land Use Map to one or more of the development classifications listed herein.
- Resource Protection Area². The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. A majority of the Resource Protection Area is undeveloped, although some scattered development occurs within the boundaries of the identified areas. The classification represents areas that are vital to the region's ecosystem and are key ingredients of the image of the City of Amery, and thus development in these areas shall be severely limited. Mapped Resource Protection Areas include all land that meets one or more of the following conditions:
1. Wetlands mapped as part of the WIDNR Wetland Inventory, or
 2. 100-Year Floodplains based on FEMA maps, or
 3. Areas with steep slopes greater than 20%

The following policies shall apply to areas designated as Resource Protection:

1. This classification is intended to function as an overlay district, that is the underlying future land use classification (Rural Preservation, Residential, etc.) remains in place, but the overlay classification adds an additional set of standards that also must be compiled with.
2. Building, road construction, or land disturbance associated with nonagricultural development should be prohibited on slopes in excess of 20 percent.
3. All structures, except for boardwalks, viewing platforms, decks, and similar structures, shall be prohibited within seventy-five (75) feet of WDNR-designated wetlands or navigable bodies of water.
4. Recreational development or stormwater management activities that are compatible with natural resource protection may be permitted.
5. New building development may be permitted provided the area no longer falls within WDNR designated wetland boundaries or FEMA designated floodplain boundaries and does not contain slopes greater than 20% (verified by the City of Amery).

² It should be noted that Resource Protection delineations are shown only for local land use planning purposes and do not indicate any additional County, State or Federal regulations that would affect a landowner's ability to utilize the property for development purposes.

3.2 AMENDING THE FUTURE LAND USE MAP

The City of Amery recognizes that from time to time changes to the future land use map may be necessary to account for changes in the current planning environment that were not anticipated. A property owner may petition³ for a change to the Future Land Use Map⁴. The City will consider petitions based on the following criteria:

1. Agricultural Criteria: The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.
2. Compatibility Criteria: The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.
3. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.
4. Emergency Vehicle Access Criteria: The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.
5. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the City to provide and fund those facilities and services. Petitioners may demonstrate to the City that the current level of services in the City, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the City with any shortcomings in public services or facilities.
6. Public Need Criteria: There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the City. The City may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.
7. Adherence to Other Portions of this Plan: The proposed development is consistent with the general vision for the Village, and the other goals, objectives, and policies of this Plan.

³ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the City, by City Officials, or by officials from adjacent municipalities.

⁴ Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the City Plan Commission, a public hearing, and City Council approval.

4 IMPLEMENTATION

4.1 IMPLEMENTATION SUMMARY

The implementation chapter describes the implementation tools available to the community, including an assessment of current use and future intention to make use of those tools. This chapter also addresses the issue of consistency, including how this plan is consistent with existing policies that affect the City and how local decisions must be consistent with this plan. In addition, this chapter describes the process for reviewing implementation progress and amending the plan in future years. Finally, this chapter provides a compilation of the local actions necessary to achieve the goals and objectives of this comprehensive plan. Each action is accompanied by a suggested timeline for completion, and a consolidated list of actions appears at the end of this section.

4.2 IMPLEMENTATION TOOLS

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The City Council is responsible for amending and adopting these local ordinances.

4.2.1 Zoning Ordinance

Zoning is used to control the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth. Beginning January 1, 2010, zoning changes must be consistent with the City Comprehensive Plan. Any changes to the City Zoning Code should be reviewed for consistency with the City of Amery Comprehensive Plan.

- ❖ Zoning is controlled through the City of Amery Zoning Code. The City intends to use this plan along with the Zoning Code to guide future development.

4.2.2 Official Maps

An official map shows areas identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for future taking for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

- ❖ The City does not have an official map as authorized to do so by State Statute (675 ILCS 5/Art. 11 Div. 12), and there are no immediate plans to create one.

4.2.3 Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations

is to promote the well-being of the community by ensuring that signs do not compromise the rights of City residents to a safe, healthful and attractive environment.

- ❖ Sign regulations are controlled by the City's zoning code. This Plan includes several policies relating to sign design and development (as established in Section 2.8) and the City of Amery should work to make sure they are addressed during development review and code updates.

4.2.4 Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Adoption of local ordinances for stormwater do not pre-empt more stringent stormwater management requirements that may be imposed by WPDES Stormwater Permits issued by the Department of Natural Resources under Section 147.021 Wis, Stats.

- ❖ Erosion and stormwater management are regulated through the City's zoning and subdivision ordinances.

4.2.5 Historic Preservation Ordinances

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. The jurisdiction's governing body may create a landmarks commission to designate historic landmarks and establish historic districts.

In accordance with Wisconsin Statutes 101.121 and 44.44, a municipality (city, village, town or county) may request the State Historical Society of Wisconsin to certify a local historic preservation ordinance in order to establish a "certified municipal register of historic property" to qualify locally designated historic buildings for the Wisconsin Historic Building Code. The purpose of the Wisconsin Historic Building Code, which has been developed by the Department of Commerce, is to facilitate the preservation or restoration of designated historic buildings through the provision of alternative building standards. Owners of qualified historic buildings are permitted to elect to be subject to the Historic Building code in lieu of any other state or municipal building codes.

- ❖ The City does not have an historic preservation ordinance and does not have plans to adopt one.

4.2.6 Renewable Energy Ordinances

Renewable energy ordinances can be established to oversee the permitting of renewable energy systems (wind, solar, bio-fuels) to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a renewable energy system.

- ❖ The City does not have a renewable energy ordinance, but includes policies that seek to encourage renewable energy sources throughout the community.

4.2.7 Site Plan Regulations

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping & Lighting, and Building Elevations.

- ❖ This Plan includes several policies relating to site development. Site plan regulations, including requirements for Planned Urban Development, are included in the City Zoning Code.

4.2.8 Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

- ❖ The City does not have a design review ordinance, and it does not intend to create one. However, the City has established specific site and design principals as established in Section 2.8 of this Plan.

4.2.8 Building Codes and Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors who must be state-certified primarily enforce the UDC. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

- ❖ The City requires adherence to the Uniform Dwelling Code, including building permit & inspection requirements.

4.2.9 Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

- ❖ The City requires adherence to all state mechanical codes.

4.2.11 Sanitary Codes

The Wisconsin Sanitary Code (WSC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

- ❖ The City requires adherence to the Wisconsin Sanitary Code & Polk County Sanitary Code where developments are not served by municipal sewer.

4.2.12 Land Division & Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, other improvements necessary to ensure that new development will be an asset to the City. The City Board makes the final decisions on the content of the land division ordinance. These decisions are preceded by public hearings and recommendations of the plan commission.

The division of land in the Planning Area is governed by the Wisconsin Statutes, the City's land division/subdivision regulations, Polk County Subdivision Ordinance, and, within 1.5 miles of the City of Amery, by the city's extraterritorial plat review authority.

- ❖ The division of land in the City is governed by the Wisconsin Statutes, the City's Subdivision Regulations, and within 1.5 miles of the City of Amery, by the City's extraterritorial plat review authority.

4.2.13 Amery Airport Overlay Zoning & Height Limitation Ordinance

The Amery Airport Overlay Zoning and Height Limitation Ordinance is a particular set of controls designed to increase the safety and reduce the potential for noise impacts associated with aircraft flying around an airport. The purpose of the ordinance is to regulate the use of property within the designated vicinity of the Amery Airport in order to protect the approaches, airspace, and physical areas of the airport and to ensure the compatibility of surrounding land uses and development to the greatest extent possible.

- ❖ The City has developed the Amery Airport Overlay Zoning and Height Limitation Ordinance to ensure compatibility of the airport and surrounding development.

4.3 PLAN ADOPTION AND AMENDMENT PROCEDURES

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the City Council in the form of an adoption ordinance approved by a majority vote. Two important steps must occur before the City Council may adopt or amend the plan: the Plan Commission must recommend adoption and the City must hold an official public hearing.

Plan Commission Recommendation

The Plan Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its prior components. The resolution should also reference the reasons for creating plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the Commission, and the approved resolution should be included in the adopted plan document

Public Hearing

Prior to adopting the Plan, the City (either City Council or Plan Commission) must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- ✓ The date, time and location of the hearing,
- ✓ A summary of the proposed plan or plan amendment,
- ✓ The local government staff who may be contacted for additional information,
- ✓ Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing.

Draft Distribution & Public Hearing Notifications

The City is required to provide direct notice of the public hearing to any owner, leaseholder or operator of a nonmetallic mineral deposit (i.e. a gravel pit). The City should send a copy of the public hearing notice at least 30 days prior to the hearing to any known mining operations in the City and to anyone that has submitted a written request for such notification.

The City is also required to maintain a list of any individuals who request, in writing, notification of the proposed comprehensive plan. Each such individual must be sent a notice of the public hearing and a copy of the plan at least 30 days prior to the public hearing. The City may charge a fee equal to the cost of providing such notice and copy.

Finally, the City should send the notice and a copy of the proposed plan to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the City, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the City.
3. The regional planning commission in which the City is located.
4. The public library that serves the area in which the City is located.

These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The City should coordinate directly with the public library to make a hard copy of the proposed plan available for viewing by any interested party.

Plan Adoption/Amendment

This plan and any future amendments become official City policy when the City Council passes, by a majority vote of all elected members, an adoption ordinance. The Board may choose to revise the plan after it has been recommended by the Plan Commission and after the public hearing. It is not a legal requirement to consult with the Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

Adopted Plan Distribution

Following final adoption of this plan, and again following any amendments to the plan, a copy of the plan or amendment must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the City, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the City.
3. The regional planning commission in which the City is located.
4. The public library that serves the area in which the City is located.
5. The Comprehensive Planning Program at the Department of Administration.

4.4 CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the City of Amery engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

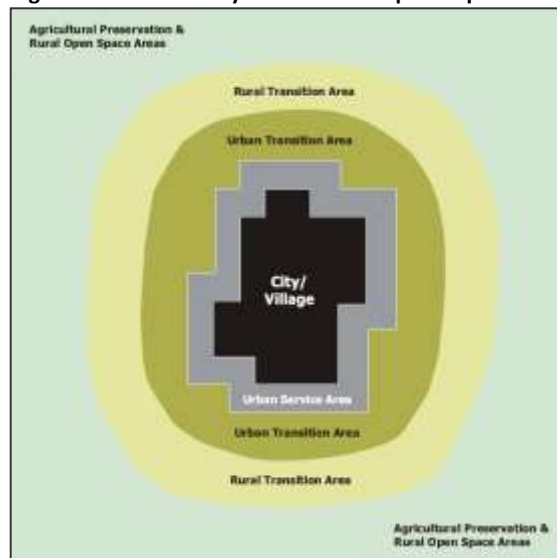
- ✓ Official mapping established or amended under s. 62.23 (6)
- ✓ Local subdivision regulations under s. 236.45 or 236.46
- ✓ County zoning ordinances enacted or amended under s. 62.23 (7)
- ✓ Town, City, or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- ✓ Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the City of Amery reviewed, updated, and completed all elements of this plan together, and the following inconsistencies exist.

Inconsistencies with the 2003 Polk County Land Use Plan

In developing this Plan, the City of Amery strived to maintain consistency among development policies for areas in which planning authority overlaps with Polk County. The City of Amery Future Land Use map is consistent with the Polk County desired development patterns (see Figure 4.1) which seeks to promote higher densities of residential development and urban land uses within and adjacent to incorporated areas, moving to lower residential development, open space and agricultural preservation further away from incorporated areas. The City of Amery Comprehensive Plan includes policies consistent with policies for Incorporated Community Areas as contained with the Polk County Land Use Plan.

Figure 4.1: Polk County Desired development pattern



Inconsistencies with adjacent Town Comprehensive Plans

At the time of plan adoption, the adjacent Town of Lincoln was in the process of completing a Comprehensive Plan. The Town of Black Brook had adopted a Comprehensive Plan, generally consistent with the policies of this Plan except for an area along STH 46 (south of the City), which the Town of Black Brook has designated as future commercial. The City of Amery expects the land east of Hwy 46 to be retained as rural open space and has designated this area as Rural Preservation (see Appendix D: Map 6). Coordination between the City and the adjacent Towns will be helpful in

reducing costly scattered development. The policies of this Plan encourage continued cooperation with the Towns of Lincoln and Black Brook.

4.5 PLAN MONITORING, AMENDING & UPDATING

Although this Plan is intended to guide decisions and action by the City over a 20-year prior, it is impossible to predict future conditions in the City. Amendments may be appropriate following original adoption, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. To monitor consistency with the Comprehensive Plan the City will review its content prior to any important decisions, especially those that will affect land use. From time to time the City may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the City. Should the City wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any change to the plan text or maps constitutes an amendment to the plan and must follow the adoption/amendment process described in Section 4.3. Amendments may be proposed by either the City Council or the Plan Commission, and each will need to approve the change per the statutory process. Amendments may be made at any time using this process, however in most cases the City should not amend the plan more than once per year. A common and recommended approach is to establish a consistent annual schedule for consideration of amendments. This process can begin with a joint meeting of the Plan Commission and City Council (January), followed by Plan Commission recommendation (February), then the 30-day public notice procedures leading to a public hearing and vote on adoption by City Council (March or April).

Some of the aspects of this plan require proactive action by the City. A working action plan should be maintained on an annual basis, starting with the actions in Section 4.7 and evolving over time. Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines (if appropriate) and assigned to specific individuals, boards or committees for completion per the new schedule. If the updated action plan is consistent with the goals, objectives, and policies of the comprehensive plan, updating the action plan should not require an amendment to the plan and can be approved simply by City Council resolution.

Wisconsin's comprehensive planning statute (66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

4.6 SEVERABILITY

If any provision of this Comprehensive Plan shall be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

4.7 ACTIONS BY ELEMENT

The following actions are intended to realize and reinforce the goals, objectives, and policies described in Chapter 2. Whereas policies are decision-making rules to determine how the City will react to events, these actions require proactive effort. It should be noted that some of the actions may require considerable cooperation with others, including the citizens of Amery, local civic and business associations, neighboring municipalities, Polk County, and State agencies.

Timelines:

Continual: This action does not require a specific task to be completed. It is enforced through continued conscious decision-making, existing ordinances, or by following the policies of this Plan, which is adopted by ordinance.

Short Term: This indicates that action should be taken in the next 5 years (highest priority).

Mid Term: This indicates that action should be taken in the next 10 years (medium priority).

Long Term: This indicates that action should be taken in the next 20 years (low priority).

4.7.1 City Vision Actions

1. **Adopt a resolution to become an Eco-Municipality and embrace the goals and objectives detailed in The Natural Step's four principles of sustainability.**

An *Eco-Municipality* is a municipality that aspires to develop an ecologically, economically, and socially healthy community for the long term, using the Natural Step framework for sustainability as a guide, and a democratic, highly participative development process as the method. The Natural Step framework provides a municipality with:

1. A definition and common language of sustainability
2. A system's approach to addressing sustainability
3. A process for developing individual actions that helps a community move towards sustainability

An Eco-Municipality resolution is the first step in moving towards a sustainable future. The resolution provides four principals of sustainability and resolves that the municipality will use these principals in its planning, policy making and municipal practices. An example Eco-Municipality resolution is provided as an appendix to this plan. (*Short Term*)

2. **Consider the development of a Sustainable Community Strategic Plan.**

A Sustainable Community Strategic Plan is a non-regulatory document that outlines a set of goals and actions that lead the community towards a sustainable future. While an Eco-Municipality resolution outlines the key principals of sustainability and while the City of Amery Comprehensive Plan provides the over-arching vision and plan for the sustainable development of the City, a Sustainable Community Strategic Plan will outline more specific action items for the City, businesses and residents. These action items can be divided into specific sustainability themes, including, but not limited to:

- | | |
|------------------------------------|---------------------------------------|
| 1. Civic involvement and education | 6. Waste and recycling |
| 2. Energy | 7. Biodiversity and ecological assets |
| 3. Water and wastewater | 8. Building materials & preservation |
| 4. Transportation and mobility | 9. Equitable economy |
| 5. Food systems | |

Central to the Natural Step framework and the Eco-Municipality resolution is a democratic and highly participatory process. It is critical that a Sustainable Community Strategic Plan is developed by the City and its community. The Sustainable Amery citizen group has been established to help guide the City of Amery towards a sustainable future. *(Short Term)*

4.7.2 Housing Actions

1. **Support local government and agency efforts to obtain grant program funds to assist first time home buying or home rehabilitation for low and moderate-income households.**

A range of housing that meets the needs of area residents of various income levels, ages, lifestyles, and health status is an important element of a growing community. Efforts should be made to support efforts to obtain grant funds to assist low to moderate income households in the community (see Appendix B). *(Continual)*

2. **Support local government and agency energy efficiency retrofit programs that seek to reduce the energy consumption of the City's existing housing stock.**

Household energy efficiency programs can come in the form of grants, subsidies or efficiency assessments for households to improve the energy efficiency of their homes. These programs can address issues such as insulation, heating/cooling equipment and controls, windows and doors, lighting and water conservation. *(Continual)*

4.7.3 Transportation Actions

1. **Continue to schedule and budget for street maintenance with a Capital Improvement Plan.**

Street repairs should be included in a 5-year Capital Improvement Plan (CIP). This plan should be updated each year as part of the annual budgeting process. *(Continual)*

2. **Create & maintain an official map and secure right-of-way for planning future road extensions.**

Work to identify and officially map future road extensions prior to initiating private development plans. *(Short Term, Continual)*

4.7.4 Agriculture, Natural, & Cultural Resource Actions

1. **Improve the water quality of the City's Lakes.**

The City's lakes are an important natural resource and community feature for Amery. The City should continue to work with local conservation associations, the County and the WIDNR to improve the water quality of the lakes. The City should continue to acquire land adjacent to the lakes to serve the dual purposes of protecting water quality and by serving as a buffer from adjacent land uses and for future park or trail development. The City should reduce potential sediment delivery to the lakes by working to reduce the amount of impervious surfaces within new development and by maintaining erosion and stormwater control ordinances. The City should also support non-regulatory measures to reduce urban runoff, such as rain gardens and bio-infiltration systems. *(Continual, Long Term)*

2. Promote Cultural Resources & Public Art Displays.

The City should continue to promote its history through cultural events and the rehabilitation of historic properties. The City should consider the use of interpretive signs/historical markers as part of local parks. In addition, the City should consider the use of outdoor public art within the downtown, parks, and new neighborhoods. The use of public art is a convenient way to promote a unique sense of place. The City could consider holding a contest amongst local artisans to create public art pieces for the downtown or could require such installments as part of new developments. Public outdoor art should depict aspects of the City's history or other aspects unique to the region. *(Continual)*



4.7.5 Energy, Utilities & Community Facilities Actions

1. Conduct an energy efficiency and renewable energy assessment of all municipal buildings, facilities, infrastructure and vehicle fleet to reduce the City's reliance on non-renewable and imported energy.

The City of Amery has adopted a goal to generate 25 percent of municipal facility electricity and 25 percent of municipal vehicle fuels from renewable resources by 2025 under the Wisconsin Energy Independent Community Program. Energy Independence provides a solid first step towards creating a sustainable future for Amery and the Energy Independent Community Program allows the City to lead by example, paving the way for the City's residents and businesses to follow. Actions undertaken through the Energy Independent Community Program should be incorporated into the City's Sustainable Community Strategic Plan (see 4.2.1). *(Short Term)*

2. Review the City Zoning Ordinance to ensure it supports and allows for the appropriate siting and installation of renewable energy systems. *(Short Term)*

3. Adopt the Wisconsin Model Small Wind Energy System Ordinance for the permitting and siting of small wind energy systems.

The Model Small Wind Energy System Ordinances was established to oversee the permitting of small wind systems to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a renewable energy system. For more information, visit www.renewwisconsin.org. *(Short Term)*

4. Create and Maintain a Capital Improvement Plan

Adopt a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure, such as sewer, road, water, and park improvements. The CIP should establish a 5-year schedule identifying projects and costs for each year. The CIP should be updated annually for the next 5-year period *(Short term, Continual)*

5. Create and Maintain a Capital Improvement Plan

Adopt a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure, such as sewer, road, water, and park improvements. The CIP should establish a 5-year schedule identifying projects and costs for each year. The CIP should be updated annually for the next 5-year period *(Short term, Continual)*

6. Update the Outdoor Recreation Plan

The City's Outdoor Recreation Plan expired at the end of 2003. A Comprehensive Outdoor Recreation Plan, or CORP, is required in order to become eligible for WIDNR Knowles/Nelsen Stewardship park and open space grants. The City currently has sufficient park land to meet local recreation needs according to population projections (Refer to Section 5.1) and National Park & Recreation Association Standards (Refer to Section 5.5.1), but improvements to those lands may be warranted, especially as additional development is proposed. Wisconsin Statute 236.45, as amended in 2008, allows the City to require the dedication of park land or payment of a fee in lieu of land, but it also requires that the cost to the developer have a rational relationship to the need resulting from the development. Future updates to the CORP should also incorporate a park and recreation facility needs assessment to provide a defensible rational for any fees charged to new development. Recommendations from the updated CORP should also be included within the City's CIP. *(Short term)*

4.7.6 Economic Development Actions

1. Prepare a City Downtown Revitalization Plan with assistance from the Community Development Block Grant (CDBG) Planning Program.

CDBG offers up to \$25,000 of grant funding assistance for planning studies to physically improve downtown business districts and address blight conditions. The City will seek such assistance to study the downtown area in greater detail. This study should identify specific redevelopment opportunities, provide concepts for the use and design of new development, and offer specific implementation strategies. *(Short Term)*

2. Apply for designation as part of the Wisconsin Main Street Program.

The Main Street Program is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin. Each year, the Department of Commerce selects communities to join the program. These communities receive technical support and training needed to restore their Main Streets to centers of community activity and commerce. *(Mid Term)*

4.7.7 Intergovernmental Cooperation Actions

1. Coordinate Growth Plans with neighboring communities and Polk County.

Prior to the adoption of this Plan, and for subsequent updates, request comments from the officials from the Towns of Lincoln and Black Brook, and Polk County. *(Continual)*

2. Seek input from the Amery School District when new residential neighborhoods are proposed.

The Future Land Use Plan supports the creation of new residential neighborhoods and population growth. Planning for these new neighborhoods should include discussion with officials from the Amery School District concerning the need to provide or update school facilities to support these developments. The City should request and receive comments from Amery School District officials before approving new development. *(Continual)*

4.7.8 Land Use Actions

1. Update zoning, land division, subdivision, site building, and landscaping regulations.

This Plan provides guidance for land use and zoning changes. Beginning January 1, 2010, zoning changes and land division decisions must be consistent with the Comprehensive Plan. This Plan provides a number of policies and actions which support Neighborhood design and Conservation Subdivision design. The City should review all existing ordinances for consistency with the policies of this Plan, including zoning, land division, subdivision, site, building, and landscaping regulations. (*Short Term*)

2. In order to foster a cohesive development pattern, prepare detailed neighborhood plans and adopt them as a component to this Comprehensive Plan.

The Future Land Use Chapter recommends the development of planned neighborhoods. This concept encourages the creation of a mix of residential, institutional, recreational, and neighborhood business developments in the spirit of Traditional Neighborhood Design. (*Long Term*)

Neighborhood Plans are prepared with the purpose of guiding the growth and development for either largely undeveloped lands at a community's edge, or for existing built up areas that are in need of revitalization. A neighborhood plan is developed for a clearly delineated area and gives more detailed recommendations than would be provided in the comprehensive plan. A neighborhood plan does not function to replace the comprehensive plan but rather serves to augment it. It builds on the goals, policies and implementation steps in the comprehensive plan to provide a finer level of detail. Such plans should specify the location of proposed streets, sewer & water utilities, land uses, densities, open space, stormwater management facilities, recreational areas, and institutional uses.

By preparing a neighborhood plan a clear signal is sent to the development community, landowners, and existing/future policy makers regarding expectations and desires of the community. The result is a “win-win” situation where the community gains the benefits of new tax base and a quality built environment that lends a sense of vibrancy to the community, while the development community gains project efficiency by avoiding protracted community debates or the possible denial of proposed projects. In addition, property within well-planned neighborhoods is typically more marketable and attractive to future buyers.

3. Establish and adopt design guidelines or standards to regulate the character of new development.

The City of Amery's character may be threatened as new development occurs, including that development envisioned in this plan. To protect this character the City will consider the adoption of one or more zoning overlay districts to guide the design of new development. The Community Design Principles established in this plan (Section 2.8) should form the basis of such standards. (*Mid Term*)

4. Adopt the Amery Airport Overlay Zoning and Height Limitation Ordinance to ensure compatibility of the airport and surrounding development.

The Amery Airport Overlay Zoning and Height Limitation Ordinance is a particular set of controls designed to increase the safety and reduce the potential for noise impacts associated with aircraft flying around an airport. The purpose of the ordinance is to regulate the use of property within the designated vicinity of the Amery Airport in order to protect the approaches, airspace, and physical areas of the airport and to ensure the compatibility of surrounding land uses and development to the greatest extent possible. (*Short Term*)

4.7.9 Implementation and Plan Amendment Actions

1. Hold one annual joint comprehensive plan review meeting with the City Council and Plan Commission.

In this meeting the City should review progress in implementing the actions of the Plan, establish new deadlines and responsibilities for new or unfinished actions, and identify any potential plan amendments. See Sections 4.4 and 4.6 for more information about reviewing and amending this plan. *(Continual)*

2. Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law.

State statute requires a complete update of this plan at least once every ten years. Updates after less than 10 years may be appropriate due to the release of new Census or mapping data, or because of major changes in the community not anticipated by the current plan. *(Mid Term)*

Table 4.1: Consolidated List of Community Actions

Action	Timeline
Support local government and agency efforts to obtain grant program funds to assist first time home buying or home rehabilitation for low and moderate income households	Continual
Support local government and agency energy efficiency retrofit programs that seek to reduce the energy consumption of the City's existing housing stock	Continual
Continue to schedule and budget for street maintenance with a Capital Improvement Plan	Continual
Officially map and secure right-of-way for planning future road extensions	Continual
Improve the water quality of the City's Lakes	Continual
Promote Cultural Resources & Public Art Displays	Continual
Coordinate Growth Plans with neighboring communities and Polk County	Continual
Seek input from the Amery School District when new residential neighborhoods are proposed.	Continual
Hold one annual joint comprehensive plan review meeting with the City Council and Plan Commission	Continual
Adopt a resolution to become an Eco-Municipality and embrace the goals and objectives detailed in The Natural Step's four principles of sustainability	Short Term
Consider the development of a Sustainable Community Strategic Plan	Short Term
Conduct an energy efficiency and renewable energy assessment of all municipal buildings, facilities, infrastructure and vehicle fleet to reduce the City's reliance on non-renewable and imported energy	Short Term
Review the City Zoning Ordinance to ensure it supports and allows for the appropriate siting and installation of renewable energy systems	Short Term
Adopt the Wisconsin Model Small Wind Energy System Ordinance for the permitting and siting of small wind energy systems	Short Term
Create and Maintain a Capital Improvement Plan	Short Term
Update the Outdoor Recreation Plan	Short Term
Prepare a City Downtown Revitalization Plan with assistance from the Community Development Block Grant (CDBG) Planning Program	Short Term
Update zoning, land division, subdivision, site building, and landscaping regulations	Short Term
Adopt the Amery Airport Overlay Zoning and Height Limitation Ordinance to ensure compatibility of the airport and surrounding development	Short Term
Apply for designation as part of the Wisconsin Main Street Program	Mid Term
Establish and adopt design guidelines or standards to regulate the character of new development	Mid Term
Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law	Mid Term
In order to foster a cohesive development pattern, prepare detailed neighborhood plans and adopt them as a component to this Comprehensive Plan	Long Term

5 EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information was collected during year 2007, and is thus subject to changes that may have occurred since then. The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and non-sampling errors (human and processing errors).

5.1 POPULATION STATISTICS & PROJECTIONS

This element provides a baseline assessment of the City of Amery past, current, and projected population statistics and contains the information required under SS66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the City of Amery.

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, are in their corresponding chapters.

Table 5.1: Population & Age Distribution

Population	City of Amery	City of Amery	Polk County	Polk County	Wisconsin	Wisconsin
Total Population (1970)	2,126	100.0%	26,666	100.0%	4,417,821	100.0%
Total Population (1980)	2,404	100.0%	32,351	100.0%	4,705,642	100.0%
Total Population (1990)	2,657	100.0%	34,773	100.0%	4,891,769	100.0%
Total Population (2000)	2,845	100.0%	41,319	100.0%	5,363,675	100.0%
Total Population (2005)*	2,922	100.0%	44,613	100.0%	5,580,757	100.0%
SEX AND AGE (2000)						
Male	1,241	43.6%	20,650	50.0%	2,649,041	49.4%
Female	1,604	56.4%	20,669	50.0%	2,714,634	50.6%
Under 5 years	160	5.6%	2,427	5.9%	342,340	6.4%
5 to 9 years	168	5.9%	2,962	7.2%	379,484	7.1%
10 to 14 years	175	6.2%	3,293	8.0%	403,074	7.5%
15 to 19 years	178	6.3%	3,145	7.6%	407,195	7.6%
20 to 24 years	140	4.9%	1,788	4.3%	357,292	6.7%
25 to 34 years	302	10.6%	4,633	11.2%	706,168	13.2%
35 to 44 years	312	11.0%	6,794	16.4%	875,522	16.3%
45 to 54 years	336	11.8%	5,947	14.4%	732,306	13.7%
55 to 59 years	135	4.7%	2,156	5.2%	252,742	4.7%
60 to 64 years	153	5.4%	1,927	4.7%	204,999	3.8%
65 to 74 years	267	9.4%	3,111	7.5%	355,307	6.6%
75 to 84 years	324	11.4%	2,223	5.4%	251,621	4.7%
85 years and over	195	6.9%	913	2.2%	95,625	1.8%
Median Age (2000)	44.6		38.7		36.0	

Source: US Census, *WIDOA Estimate

The population in the City of Amery has continued to steadily increase to an estimate of 2,922 in year 2005. From year 1970 to 2000, the population for the City of Amery increased by 33.8%, while the growth in Polk County increased by 55% and 21.4% for the State. The Department of Administration estimated that the population in the City increased only slightly to 2,922 by the year 2005. By comparison, the median population for Wisconsin cities in year 2005 was 4,928. The average Wisconsin city grew in population by 26.1% from year 1970 to 2000. Based on 2005 estimates, the City of Amery ranked 126th out of 190 Wisconsin cities in total population.

The age group (cohort) in the City with the highest population is those 45 to 54 years old (11.8%). The median age is 44.6, which is higher than the County and State median age. Approximately 33.1% of the population is at or near retirement age (60+), which is higher than the County (19.8%) and State (16.9%) averages.

Population projections allow a community to anticipate and plan for future growth needs. In year 2004, the Wisconsin Department of Administration released population projections to year 2025 for every municipality in Wisconsin, and projections to year 2030 for counties. The WIDOA projected the City of Amery population will rise to 2,928 by year 2025, about 5.72% of the Polk County total for that year. The WIDOA projects the population in Polk County will increase to 52,257 by year 2030. In order to derive municipal population projections for 2030, MSA held constant the WIDOA county total and the 2025 proportion of countywide population. This resulted in a 2030 low population projection of 2,991 for the City of Amery, or a 5.1% growth between year 2000 and year 2030. It should be noted that the WIDOA projection methodology tends to rely too heavily on past population trends. The WIDOA states that...

“Local geophysical conditions, environmental concerns, current comprehensive land use plans, existing zoning restrictions, taxation, and other policies influence business and residential location. These and other similar factors can govern the course of local development and have a profound effect on future population change were not taken into consideration in the development of these projections.”

One factor influencing the future population projections for the City is its location to the greater Twin Cities region. In year 2005, the WIDOA estimated that the population in the City had already reached 2,922. This represents a growth of 2.7% since year 2000 and almost eclipses the population projected by the agency in year 2004 for year 2025. On average, Wisconsin cities grew in population by 3.8% from year 2000 to 2005. The recent growth is thought to be due to the City location to the greater Twin Cities area. Many new residents have chosen to move into the City and commute to their jobs, due to more affordable housing opportunities. If recent trends were to continue, the population of the City could reach 3,339 by year 2030. However, other economic factors such as increased fuel costs are likely to diminish this projected growth.

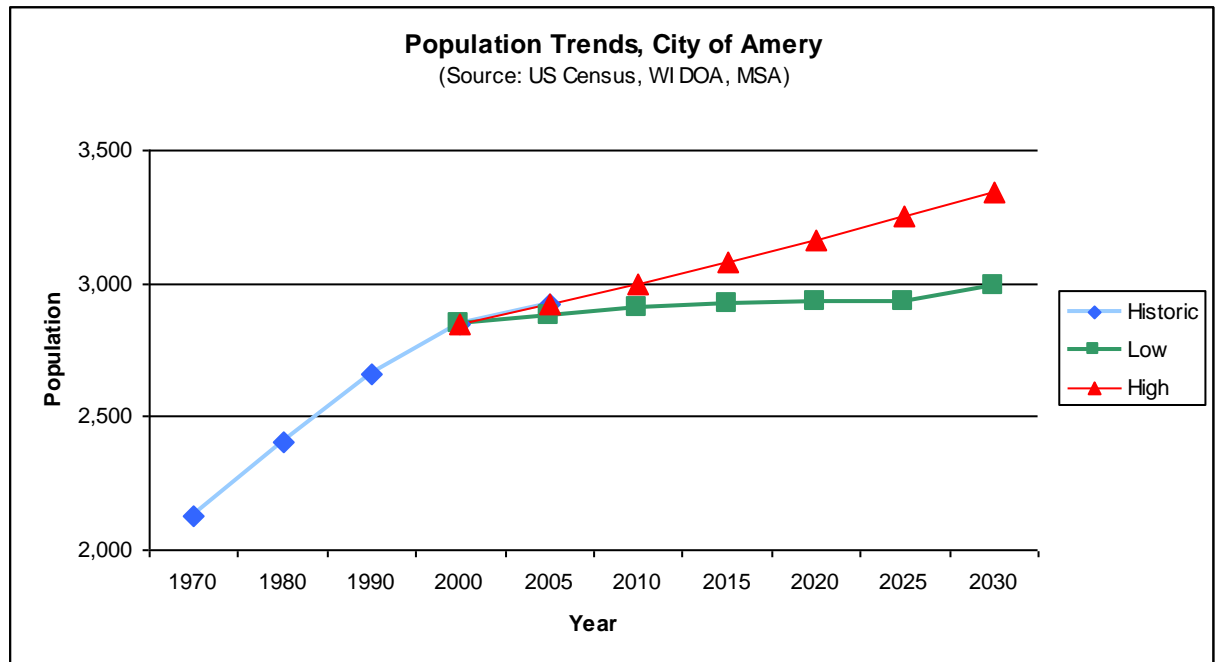
Since the WIDOA projections are thought to be low, MSA has based a “high” population projection on the trend in growth from 1970 to 2005. If this historic trend were to continue, the population of the City could reach 3,339 by year 2030, an increase of 17.4% from the year 2000. However, other economic factors such as increased fuel costs may diminish this projected growth.

Table 5.2: Population Projections

Population	City of Amery	City of Amery	Town of Lincoln	Town of Black Brook	Polk County	Wisconsin
Total Population (1970)	2,126	2,126	1,198	775	26,666	4,417,821
Total Population (1980)	2,404	2,404	1,683	949	32,351	4,705,642
Total Population (1990)	2,657	2,657	1,835	964	34,773	4,891,769
Total Population (2000)	2,845	2,845	2,304	1,208	41,319	5,363,675
Total Population (2005)*	2,922	2,922	2,440	1,387	44,613	5,580,757
WIDOA Projection	Low	High				
Total Population (2005)	2,875	2,922	2,440	1,387	44,613	5,563,896
Total Population (2010)	2,906	3,001	2,607	1,426	45,901	5,751,470
Total Population (2015)	2,919	3,082	2,737	1,522	47,842	5,931,386
Total Population (2020)	2,931	3,166	2,856	1,611	49,592	6,110,878
Total Population (2025)	2,928	3,251	2,963	1,692	51,152	6,274,867
Total Population (2030)**	2,991	3,339	3,027	1,729	52,257	6,415,923
Percent Growth (2000-2030)	5.1%	17.4%	31.4%	43.1%	26.5%	19.6%

Source: US Census, Projection WIDOA, *2005 WIDOA Estimate, **2030 MSA Projection for municipalities

Figure 5.1: Population Trends



5.2 HOUSING

This element provides a baseline assessment of the City of Amery current housing stock and contains the information required under SS66.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the City of Amery.

5.2.1 Households & Housing Units: Past, Present, and Future

In year 2000, there were 1,231 households in the City of Amery, an increase of 61.1% since 1970. During the same period, total households increased by 95% and 57%, respectively, for all of Polk County and the State. The larger increase in households (61%) vs. population (32%), from year 1970 to 2000, can be attributed to the decrease in the average size of households. Since 1970, the number of persons per household has been decreasing in Wisconsin. In Amery, the number of persons per household has decreased from 2.8 to 2.3, a trend that can be attributed to smaller family sizes and increases in life expectancy.

Table 5.3: Households & Housing Units

Housing	City of Amery	Town of Lincoln	Town of Black Brook	Polk County	Wisconsin
Total Households (1970)	764	366	215	8,337	1,328,804
Total Households (1980)	916	548	300	11,394	1,652,261
Total Households (1990)	1,028	658	329	13,056	1,822,118
Total Households (2000)	1,231	864	419	16,254	2,084,544
People per Household (1970)	2.8	3.3	3.6	3.2	3.3
People per Household (1980)	2.6	3.1	3.2	2.8	2.8
People per Household (1990)	2.6	2.8	2.9	2.7	2.7
People per Household (2000)	2.3	2.7	2.9	2.5	2.6
Housing Units (1970)	775	Not Available	Not Available	9,801	1,482,322
Housing Units (1980)	1,012	597	325	12,980	1,863,857
Housing Units (1990)	1,132	1,056	361	18,562	2,055,774
Housing Units (2000)	1,311	1,119	448	21,129	2,321,144

Source: US Census, *WIDOA Estimate

*Total Households include any unit that is occupied.

**Housing units are all those available, including occupied and vacant units or seasonal units.

Household projections allow a community to begin to anticipate future land use needs. The household projections were derived using a report from the Wisconsin Department of Administration (2004). The WIDOA projected the City of Amery total households will increase to 1,373 by year 2025, comprising 6.22% of the Polk County total. The WIDOA projected that there will be 22,803 households in Polk County by year 2030, but has not yet published population and household projections at the municipal level.

MSA utilized WIDOA population projections to derive “low” 2030 household projections for municipalities in three steps. Since household size is projected to continue to decline in the future, the first step was to project the 2030 household size based on WIDOA trends. For the City of Amery, there are expected to be 2.13 people per household in year 2030. Next, the projected municipal population was divided by the 2030 household size. Finally, an adjustment factor was used to

ensure that the total number of households for all Polk County municipalities added up to the WIDOA county total of 22,803. The 2030 “low” projection for the number of households in the City is 1,405, an increase of 14.1% between 2000 and 2030.

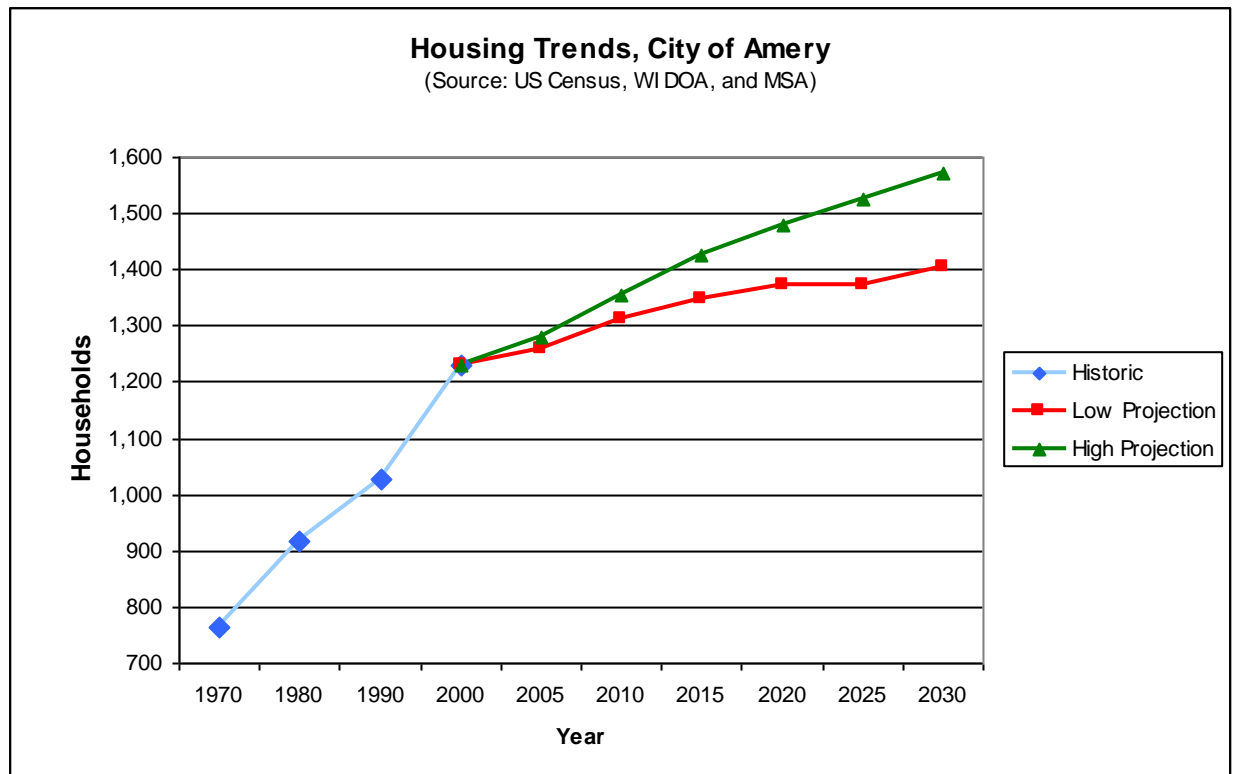
MSA derived the a “high” projection based on rates of population growth between 2000 and 2005, taking into account the expected decrease in household size over time. If recent trends continue, Amery could have up to 1,570 households in the year 2030, a 27.5% increase between 2000 and 2030. WIDOA and MSA household figures are derived from their population projections; therefore, they have the same limitations. Data in Table 5.4 indicates that household growth in the City of Amery is expected to be slower than the Towns of Lincoln and Black Brook, as well as Polk County as a whole.

Table 5.4: Projected Households

Household Projections	City of Amery (Low)	City of Amery (High)*	Town of Lincoln	Town of Black Brook	Polk County	Wisconsin
Total Households (2000)	1,231	1,231	864	419	16,254	2,084,544
Total Households (2005)	1,258	1,279	936	465	17,401	2,190,210
Total Households (2010)	1,311	1,354	1025	518	18,842	2,303,238
Total Households (2015)	1,349	1,424	1102	567	20,083	2,406,798
Total Households (2020)	1,371	1,481	1172	611	21,179	2,506,932
Total Households (2025)	1,373	1,525	1234	652	22,091	2,592,462
Total Households (2030)*	1,405	1,570	1,278	676	22,803	2,667,688
Percent Growth (2000-2030)	14.1%	27.5%	47.9%	61.3%	40.3%	28.0%

Source: US Census, Projection WIDOA, *MSA

Figure 5.2: Housing Trends



5.2.2 Age & Structural Characteristics

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the City of Amery's 1,311 housing units, 50.6% were built before 1970 and 23.5% were built before 1940. Amery has a good mix of housing with regard to age, but the condition of the housing stock could become an issue if homes are not well cared for. The percentage of older homes (60+ years) is slightly higher than the County's average of 20.6%.

Table 5.5: Housing Age Characteristics

Year Structure Built	Number	Percent
1939 or Earlier	308	23.5%
1940 to 1959	194	14.8%
1960 to 1969	162	12.4%
1970 to 1979	203	15.5%
1980 to 1989	204	15.6%
1990 to 1994	136	10.4%
1995 to 1998	64	4.9%
1999 to March 2000	40	3.1%
Total	1,311	100.0%

Source: US Census, City of Amery

Beginning in 2005, Wisconsin State Statutes require all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one and two family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

As of the 2000 US Census, 65% of the City of Amery's housing units were single-family homes, 9% of the housing units were within buildings with 2-4 units, and 16% of the units were in multifamily residential buildings with at least five units. 10% were mobile homes.

5.2.3 Occupancy & Tenure Characteristics

According to the 2000 Census, the City of Amery had 1,231 occupied households. Of these, 61.6% were owner occupied at the time of the Census, a decrease of 5.2% since 1990. There were 80 vacant housing units (6.1%). Of these 23 were for seasonal, recreational, or occasional use. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

Figure 5.3: Housing Unit Types

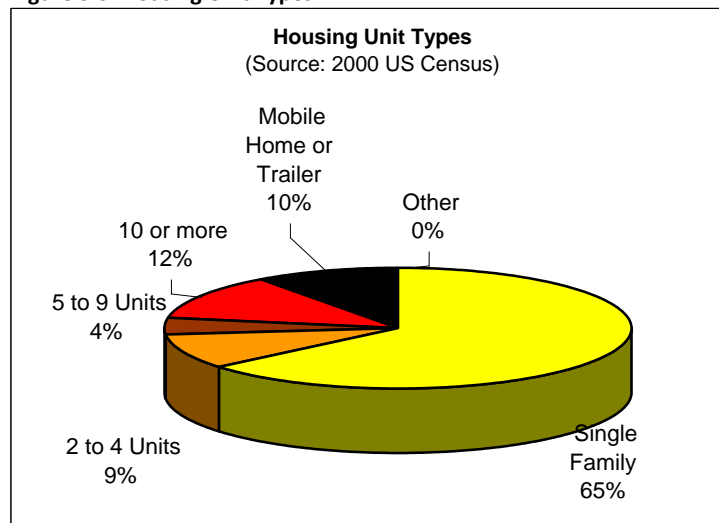


Table 5.6: Housing Occupancy Characteristics

Occupancy	1990 Number	1990 Percent	2000 Number	2000 Percent
Owner Occupied Housing Units	674	66.8%	807	61.6%
Renter Occupied Housing Units	360	35.7%	424	32.3%
Vacant Housing Units	98	9.7%	80	6.1%
Homeowner Vacancy Rate	-	1.7%	-	1.2%
Rental Vacancy Rate	-	5.5%	-	6.0%

Source: US Census, City of Amery

Of the owner-occupied housing units in year 2000, 47.4% had been lived in by the same householder for five or fewer years (1995-2000) and 66.8% for 10 or fewer years (1990-2000). Of the population five years and older, 43% lived in a different house in 1995; 18.3% were living outside of Polk County, and 11.3% were living outside of Wisconsin. Still, households moving to the City between 1995 and 2000 arrived more frequently from within Polk County than from outside. This trend is expected to reverse itself as more baby boomers retire to the Amery area.

Table 5.7: Housing Tenure & Residency

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 1995	Percent of Population 5 years an older
1969 or earlier	9.2%	Same House in 1995	55.9%
1970 to 1979	6.4%	Different House in US in 1995	43.0%
1980 to 1989	17.6%	Same County	23.6%
1990 to 1994	19.4%	Different County	19.4%
1995 to 2000	47.4%	Same State	8.2%
		Different State	11.3%

Source: US Census, City of Amery

5.2.4 Value & Affordability Characteristics

In year 2000, the median value for a home in the City of Amery was \$93,500, compared to \$100,200 for Polk County and \$112,200 for Wisconsin. The median value increased 59% from 1990, the County and State increased 87% and 81% respectively. Similarly, median household income increased 55% for City households from year 1989 to 1999 (see Economic Development). Most homes, 95%, are valued under \$100,000. The median rent in the City of Amery was \$431, compared to \$440 for Polk County and \$540 for Wisconsin.

Table 5.8: Home Value and Rental Statistics

Value of Owner- Occupied Units	1990 Percent	2000 Percent	Gross Rent for Occupied Units	1990 Percent	2000 Percent
Less than \$50,000	30.3%	5.5%	Less than \$200	20.8%	12.4%
\$50,000 to \$99,999	64.3%	54.1%	\$200 to \$299	22.2%	9.5%
\$100,000 to \$149,999	4.6%	27.4%	\$300 to \$499	45.3%	35.9%
\$150,000 to \$199,999	0.4%	9.7%	\$500 to \$749	8.9%	19.0%
\$200,000 to \$299,999	0.4%	3.3%	\$750 to \$999	0.0%	18.5%
\$300,000 to \$499,999	0.0%	0.0%	\$1,000 to \$1,499	0.0%	1.4%
\$500,000 to \$999,999	0.0%	0.0%	\$1,500 or more	0.0%	0.0%
\$1,000,000 or more	0.0%	0.0%	No cash rent	2.8%	3.4%
Median Value	\$58,800	\$93,500	Median Rent	\$317	\$431

Source: US Census, City of Amery

Table 5.9: Recent Home Sales, Polk County

Year	Number of Home Sales	Median Sale Price YTD
2000	345	\$109,300
2001	441	\$128,100
2002	464	\$137,500
2003	619	\$145,000
2004	616	\$152,900
2005	624	\$158,700
2006	530	\$154,500
Average	520	\$140,857

Source: WI Realtors Association, Polk County

Table 5.9 displays the number of home sales and the median sale price for housing transactions in Polk County from year 2000 to 2006. From year 2000 to 2006, an average of 520 homes have sold each year with annual median prices ranging from \$109,300 to \$154,400.

In the City of Amery, affordable housing opportunities are often provided through the sale of older housing units located throughout the City. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter's monthly costs do not exceed 30% of their total

gross monthly income. Among households that own their homes, 21.7% exceeded the "affordable" threshold in year 2000. In year 2000, the median percentage of household income spent on owner occupied units with a mortgage was 20.3%, which is comfortably below the 30% threshold established by HUD. This data indicates that housing is generally affordable to most City homeowners.

Table 5.10: Home Costs Compared to Income

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 15%	42.1%	Less than 15%	16.9%
15% to 19.9%	16.2%	15% to 19.9%	8.1%
20% to 24.9%	11.0%	20% to 24.9%	17.2%
25% to 29.9%	8.7%	25% to 29.9%	11.1%
30% to 34.9%	7.5%	30% to 34.9%	15.6%
35% or more	14.2%	35% or more	27.3%
Not computed	0.3%	Not computed	3.8%
Median (1990) with mortgage	20.1%	Median (1990)	32.3%
Median (2000) with mortgage	20.3%	Median (2000)	27.7%

Source: US Census, City of Amery

On the other hand, approximately 43% of renters in the City of Amery renters paid greater than 30% of their household income on rent in 2000. The median percentage of household income spent on rent is nearly 28%, very close to the HUD threshold. The Amery Housing Authority supplies a total of 151 subsidized units citywide. 111 of these are in multifamily buildings operated by the Housing Authority, and 40 are Section 8 vouchers provided to assist households renting from private landlords. All units are subsidized at a rate of 30%, and as of late 2007, they were all occupied (Source: Amery Housing Authority staff).

5.3 TRANSPORTATION

This element provides a baseline assessment of the City of Amery transportation facilities and contains the information required under SS66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the City of Amery.

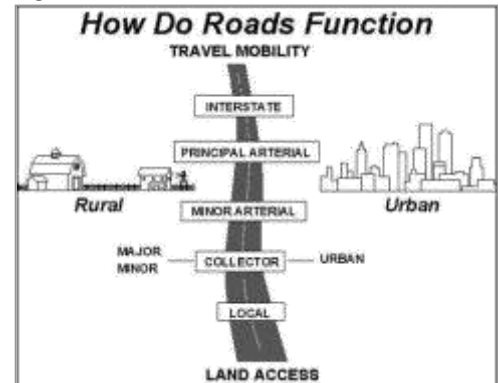
5.3.1 Existing Transportation Facilities

Highways & the Local Street Network

There are approximately 84 miles of roadway within the Planning Area (31 miles within municipal boundaries). All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System." Functional classification is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. It determines how travel is "channelized" within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic. (Refer to the City of Amery Transportation Facilities Map)

- **Arterials** –accommodate interstate and interregional trips with severe limitation on land access. Arterials are designed for high-speed traffic.
- **Collectors** – serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic.
- **Local Roads** – provide direct access to residential, commercial, and industrial development. Local roads are designed for low speed traffic.

Figure 5.4: Functional Classifications



Commuting Patterns

Table 5.11: Commuting Methods

Commuting Methods, Residents 16 Years or Older	Number	Percent
Car, Truck, Van (alone)	954	77.1%
Car, Truck, Van (carpooled)	151	12.2%
Public Transportation (including taxi)	-	0.0%
Walked	55	4.4%
Other Means	20	1.6%
Worked at Home	58	4.7%
Mean Travel Time to Work (minutes)	24.8	X
Total (Workers 16 Years or Over)	1,238	100.0%

Source: US Census, City of Amery

Table 5.11 shows commuting choices for resident workers over age 16. 89% of local workers use automobiles to commute to work, and 12% percent report carpooling. 4.7% of residents worked at home and did not commute to work. (Polk County average is 6.3%) The average commute time for City residents is about 25 minutes, slightly higher than the statewide average of 21 minutes. The higher commuting times may be due to the high percentage

of residents who work outside of Polk County and outside of the State (see Table 5.12), presumably in the Twin Cities Metro Area.

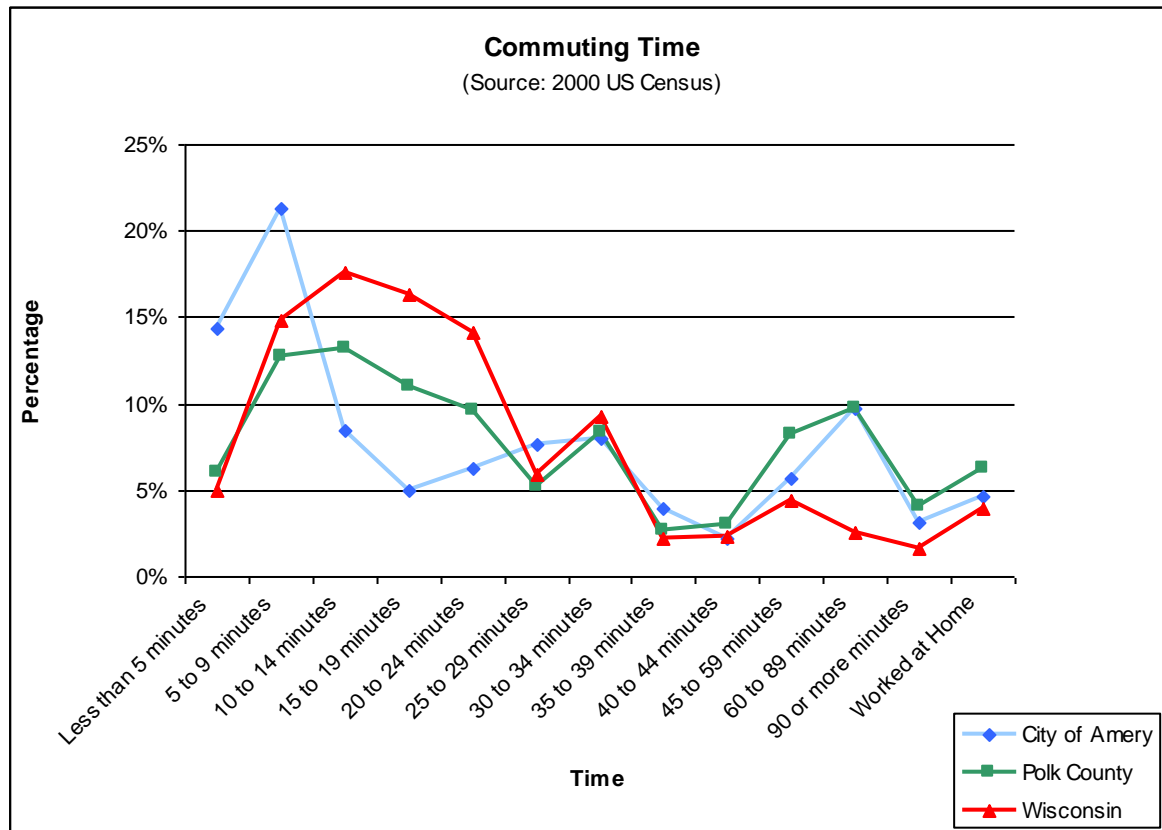
Table 5.12: Residents Place of Work

Place of Work, Residents 16 Years or Older	City of Amery	Polk County
In County (within City of Amery)	47.2%	61.7%
In County (outside City of Amery)	22.9%	
Outside of County, but in WI	17.4%	15.0%
Outside of State	12.4%	23.3%
Total	100.0%	100.0%

Source: US Census

As shown in Figure 5.5, over 35% of Amery workers –those working within and near the City- have commute times less than 10 minutes. Approximately 14% of Amery’s workers – likely heading to the Twin Cities each day - have a commute lasting over 60 minutes. Many of these workers may be the same ones that utilize carpools to get to and from work.

Figure 5.5: Commuting Time



Traffic Counts

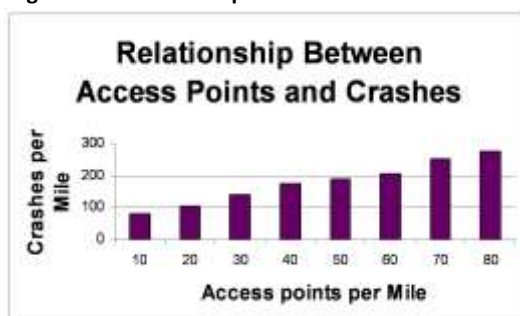
Annual Average Daily Traffic (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. The AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. The Transportation Facilities Map displays AADT along STH 46, CTH F, and local facilities in the City of Amery as available for 2001, 2004, and 2006. All of these primary City streets are operating below design capacity,

which according to the Highway Capacity Manual (Second Edition), is 13,000 AADT for a two lane urban street. (Refer to the City of Amery Transportation Facilities Map)

Access Management & Safety

Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of access points per mile, and 3) the volume of traffic at each access point. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

Figure 5.6: Relationship Between Access Points And Crashes



The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted *Access Management System Plan*, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general,

arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land. It is estimated that a single-family home generates 9.5 trips per day. A trip is defined as a one-way journey from a production end (origin) to an attraction end (destination). On a local road, one new home may not make much difference, but 10 new homes on a road can have quite an impact on safety and mobility.

Table 5.13: Trip Generation Estimates

Land Use	Base Unit	Rates		
		AM Peak	ADT	ADT Range
Residential				
Single Family Home	per dwelling unit	.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	.41	6.63	2.00-11.81
Condo/Town Home	per dwelling unit	.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	.29	5.86	
Mobile Home Park	per dwelling unit	.43	4.81	2.29-10.42
Recreational Home	per dwelling unit	.30	3.16	3.00-3.24
Retail				
Shopping Center	per 1,000 GLA	1.03	42.92	12.5-270.8
Discount Club	per 1,000 GFA	65	41.8	25.4-78.02
Restaurant				
(High-turnover)	per 1,000 GFA	9.27	130.34	73.5-246.0
Convenience Mart w/ Gas Pumps	per 1,000 GFA		845.60	578.52-1084.72
Convenience Market (24-hour)	per 1,000 GFA	65.3	737.99	330.0-1438.0
Specialty Retail	per 1,000 GFA	6.41	40.67	21.3-50.9
Office				
Business Park	per employee	.45	4.04	3.25-8.19
General Office Bldg	per employee	.48	3.32	1.59-7.28
R & D Center	per employee	.43	2.77	.96-10.63
Medical-Dental	per 1,000 GFA	3.6	36.13	23.16-50.51
Industrial				
Industrial Park	per employee	.43	3.34	1.24-8.8
Manufacturing	per employee	.39	2.10	.60-6.66
Warehousing	1,000 GFA	.55	3.89	1.47-15.71
Other				
Service Station	per pump	12.8	168.56	73.0-306.0

City Park	per acre	1.59	NA	NA
County Park	per acre	.52	2.28	17-53.4
State Park	per acre	.02	.61	.10-2.94
Movie Theatre w/Matinee	per movie screen	89.48	529.47	143.5-171.5
	Saturday (PM Peak)			
Day Care Center	per 1,000 GFA	13.5	79.26	57.17-126.07

Source: Institute of Transportation Engineers (ITE). Trip Generation.

5.3.2 Additional Modes of Transportation

5.3.2.1 Transit Service

Currently no bus service exists within the City of Amery. Greyhound Lines makes stops in St. Paul (approximately 60 miles from Amery) and Eau Claire (approximately 70 miles from Amery), should residents wish to make a long haul trip by bus.

5.3.2.2 Transportation Facilities for the Elderly or Disabled

Polk County Aging Department provides transportation for elderly and disabled citizens of Polk County, including Amery residents. Transportation services are available which allow County residents who are either over 54 years old or disabled to get to medical appointments and adult daycare facilities. The service uses voluntary drivers (reimbursed for mileage) and has an approximate monthly ridership of 500 people across Polk County (Source: Polk County Aging Department).

To its members, the Amery Senior Center offers \$1 taxi service within city limits to and from the center during weekdays from 9:00am to 4:00pm. Through a separate non-profit entity, residents who use wheelchairs can access rides to and from the Adult Development Center in Balsam Lake. Rides with this service are either paid for out of pocket by the resident, or reimbursed by their medical assistance when possible. For all other personal errands such as grocery trips, etc., Polk County residents are referred to Interfaith Caregivers in St. Croix Falls.

Pedestrian & Bicycle Transportation

Walkers and bikers currently use the City's existing roadways and sidewalks, as well as a system of walking trails within York Park, Michael Park, and around the new Medical Center. The WisDOT maintains a map of bicycling conditions for Polk County. These maps have been recently updated using 2004 traffic and roadway data.

Figure 5.7 displays the portion of the map for the Planning Area. Green routes indicate roadways considered to be in the best condition for biking, blue routes indicate moderate conditions for biking, and red routes indicate undesirable conditions.

Figure 5.7: Bicycling Conditions



Two recreational trails originate in the City of Amery. The 14-mile Amery to Dresser Trail runs west of Amery to the Village of Dresser. This has been designated as a non-motorized trail. The Cattail Trail is a multi-purpose use trail that runs east of Amery to Almena, WI. Although it does not run through the City of Amery, the 98-mile Gandy Dancer State Trail runs along an old railroad grade through Polk County, connecting St. Croix Falls with Superior. The southern half of the trail, which is

appropriate for bicycling, is surfaced with crushed limestone, and could provide recreational cycling opportunities for Amery residents.

The *Wisconsin Bicycle Facility Design Handbook*, available online, provides information to assist local jurisdictions in implementing bicycle-related improvements. It provides information that can help to determine if paved shoulders are necessary. In addition, the WisDOT has developed the *Bicycle Transportation Plan 2020* and the *Pedestrian Plan 2020*. These plans are intended to help both communities and individuals in developing bicycle and pedestrian friendly facilities.

Rail Road Service

Wisconsin's rail facilities are comprised of four major (Class 1) railroads, three regional railroads, and four local railroads. Freight railroads provide key transportation services to manufacturers and other industrial firms. Over the last ten years, the amount of Wisconsin track-miles owned by railroads has declined, due in large part to the consolidation of railroad operators and the subsequent elimination of duplicate routes. A recent commodity forecast predicts growth in state freight rail tonnage of 51% by the year 2020. Freight rail enters Polk County at Osceola on the Canadian National Railway and continues to Dresser, but does not enter the City of Amery.

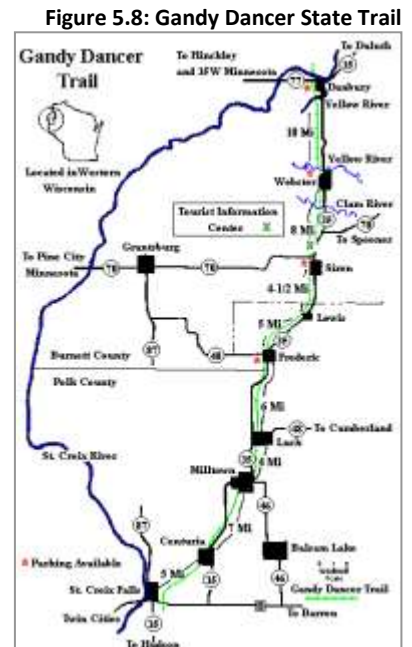


Figure 5.9: Proposed Midwest Regional Rail System



Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service that carries about 470,000 people each year on seven daily round-trips in the Chicago-Milwaukee corridor.

The WisDOT has been studying ways in which passenger rail could be expanded. WisDOT, along with Amtrak and eight other state DOTs, is currently evaluating the Midwest Regional Rail System (MWRRS), a proposed 3,000-mile Chicago based passenger rail network. The MWRRS would provide frequent train trips

between Chicago, Milwaukee, Madison, La Crosse, Eau Claire, St. Paul, Milwaukee, and Green Bay. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or flying. (Source: WisDOT Rail Issues and Opportunities Report, 2004)

Aviation Service

As of January 2000, the State Airport System is comprised of 95 publicly owned, public use airports and five privately owned, public use airports. In its *State Airport System Plan 2020*, the WisDOT does not forecast any additional airports will be constructed by year 2020. The Federal Aviation Administration (FAA) classifies airports into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility.

The Federal Aviation Administration (FAA) lists Amery Municipal Airport and LO Simenstad Municipal airport (Osceola) among Polk County airports included in the National Plan of Integrated Airport Systems (NPIAS). To be eligible for federal funds, an airport must be included in the NPIAS, which is published by the FAA every two years. Both airports are general aviation airports with no passenger service. The NPIAS *Five Year Plan (2007-2011)* anticipates that Amery Municipal Airport will have approximately 48 locally owned aircraft hangered or based at the airport by 2011, and that LO Simenstad will have 50. The Amery Municipal Airport features a 75' x 4,000' paved runway, with plans to extend to 5,000' sometime in the distance future.

Trucking

The trend toward less freight movement by rail and air has led to an increase in the trucking industry. According to a 2006 publication "Freight Facts and Figures," trucking accounted for 82% of the total domestic U.S. freight moved in year 2002 and 95% of the total value. Projections for the freight shipping industry for the year 2035 predict a 98% increase in the volume of freight moved by truck and a 168% increase in the value of truck freight shipments. Freight is trucked through the City of Amery using STH 46 and CTH F

Water Transportation

The City of Amery does not have its own access to water transportation, but is approximately 120 miles from port access to Lake Superior at the Port of Duluth-Superior, and 60 miles from port access to the Mississippi River at either Minneapolis or St. Paul, MN.

5.3.3 Maintenance & Improvements

The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility.

The WisDOT has developed the *State Highway Plan 2020*, a 21-year strategic plan which considers the highways system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years (*Six Year Improvement Plan*) to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin.

The WisDOT *Six Year Improvement Plan (2006-2011)* for Polk County lists no project located in the Planning Area, but nine relatively minor resurfacing projects within Polk County.

Pavement Surface Evaluation & Rating

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the City in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the City are evaluated and rated in terms of their surface condition, drainage, and road crown. Paved roads are rated from 1 to 10 (10 being the best), and gravel roads are rated from 1 to 5 (5 being the best).

5.3.4 State & Regional Transportation Plans

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from Translink 21, Wisconsin's multi-modal plan for the 21st Century. Currently the WisDOT is in the process of replacing Translink 21 with a new plan called Connections 2030. Similar to Translink 21, Connections 2030 will address all forms of

transportation. However, unlike Translink 21, Connections 2030 will be a policy-based plan instead of a needs based plan. The policies will be tied to “tiers” of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase or decrease.

Figure 5.10: Transportation Plans & Resources

- WisDOT Rail Issues and Opportunities Report, 2004
- WisDOT 5-Year Airport Improvement Program, 2007-2011
- FAA, National Plan of Integrated Airport Systems (NPIAS) Five Year Plan, 2007-2011
- WisDOT Translink 21
- WisDOT State Highway Plan 2020
- WisDOT 6-Year Highway Improvement Plan
- WisDOT State Transit Plan 2020
- WisDOT Access Management Plan 2020
- WisDOT State Airport System Plan 2020
- WisDOT State Rail Plan 2020
- WisDOT Bicycle Transportation Plan 2020
- WisDOT Pedestrian Plan 2020

5.4 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the City of Amery agricultural, natural, & cultural resources and contains the information required under SS66.1001. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the City of Amery.

5.4.1 Agricultural Resource Inventory

The following section details some of the important agricultural resources in the Planning Area and Polk County. The information comes from a variety of resources including the U.S. Census, U.S. Census of Agriculture, and the Polk County Land & Water Conservation Department. Several other relevant plans exist and should be consulted for additional information:

- Polk County Land and Water Resource Management Plan, 2004
- Soil Survey of Polk County, 1979

Geology and Topography

Polk County has rolling topography with glaciated surface features. Much of the County is covered by glacial outwash, resulting in lakes, wetlands, and uneven topography. Glacial end moraines run southwest to northeast across the county, and the best agricultural land is found on level ground between the moraines. The average elevation of the County is between 800 and 900 feet. Elevations range from about 680 feet above sea level to over 1,400 feet in the north central and eastern portions of Polk County (Source: Polk County Land and Water Resource Management Plan).

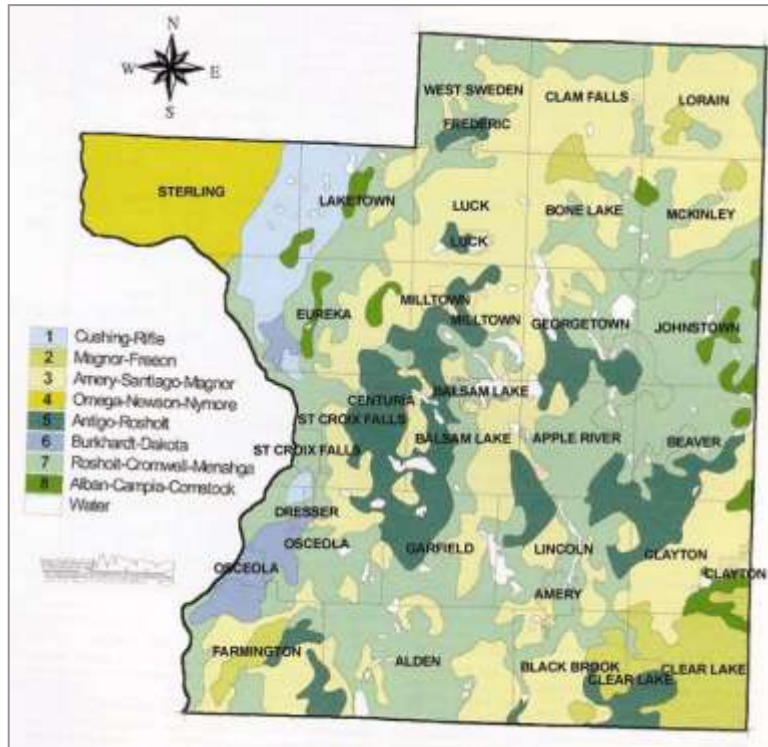
Soils

Polk County Soils were formed from glacial and alluvial deposits under northern hardwood and conifer forest cover. Irregular topography and many depressions account for much of the local variability in soils. Figure 5.11 provides a general soils map of Polk County (Source: Polk County Land

& Water Resources Management Plan). Although each soil type contains variations, soils in the City and Planning Area are generally two types: Rosholt-. Cromwell-Menhaga Association, and Amery-Santiago-Magnor Association. County soils are described in greater detail in the *Soil Survey of Polk County*. The general soil map is not intended to provide information for site-specific applications.

1. Cushing Rifle Association: Undulating to very hilly, well and moderately well drained, loamy and nearly level very poorly drained organic soils on till plains
2. Magnor-Freeon Association: Nearly level and gently sloping, somewhat poorly and moderately well drained silty soils on till plains
3. Amery-Santiago-Magnor: Nearly level to very hilly, well and somewhat poorly drained loamy and silty soils on till plains.
4. Omega-Newson-Nymore Association: Nearly level to hilly, somewhat excessively and poorly to very poorly drained sandy soils on outwash plains
5. Antigo Rosholt: Nearly level to sloping well-drained silty and loamy soils on outwash plains.
6. Burkhardt-Dakota Association: Nearly level to sloping, well and somewhat excessively drained loamy and sandy soils on pitted outwash plains.
7. Rosholt-Cromwell-Menhaga Association: Nearly level to very hilly, well and somewhat excessively drained loamy and sandy soils on pitted outwash plains.
8. Alban-Campia-Comstock Association: Nearly level to moderately steep, well to somewhat poorly drained loamy and silty soils on glacial lake plains.
9. Water

Figure 5.11: General Soils of Polk County



The City of Amery Productive Agricultural Soils Map depicts the location of prime farmland in the Planning Area as well as those farmers that have land enrolled in the Polk County Farmland Preservation Program. The “prime farmland” designation indicates Class I or II soils, and some Class III soils. These class designations refer to the quality of soils for growing crops and are based on Natural Resource Conservation Service (NRCS) classifications. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses, it is also possible to have a productive farm on soils that are not designated as “prime.” The “prime farmland”

designation simply indicates that these soils are generally good for productive farming.

5.4.1.3 Farming Trends

Most farming data is not collected at the township or municipal level. However, assumptions can be made based on data collected at the County level. Table 5.14 and Figure 5.12 provide information on the number and size of farms in Polk County from 1987 to 2002. While the acreage of farmland decreased slightly, the total number of farms in Polk County actually increased by 13% from 1987 to 2002. The Agricultural Census defines a farm as any place from which \$1,000 or more of agricultural products were produced, and sold, during a year. Today many “farms” or “farmettes” qualify under this definition but few are actually the traditional farms that people think of, 80 plus acres with cattle or dairy cows. These farmettes are typically less than 40 acres, serve niche markets, and produce modest agricultural goods or revenue. Figure 5.12 illustrates how the number of smaller farms - especially those with 10-49 acres - has risen since 1987. As of 2002, over one fourth of Polk County farms were between 10 and 49 acres in size.

Table 5.14: Farms and Land in Farms 1987-2002

Farms and Land in Farms	Polk County 1987	Polk County 1992	Polk County 1997	Polk County 2002	Percent Change 1987-2002
Number of Farms	1,467	1,324	1,301	1,659	13.1%
Land in Farms (acres)	315,416	282,405	267,639	292,860	-7.2%
Average Size of Farms (acres)	215	213	206	177	-17.7%
Market Value of Land and Buildings					
Average per Farm	\$142,756	\$164,402	\$215,868	\$381,997	167.6%
Average per Acre	\$687	\$811	\$969	\$2,150	213.0%

Source: US Census of Agriculture, Polk County

The number of farms with 100-1000 acres has decreased, while the number of very large farms has risen slightly. This is likely due to farm consolidation, which occurs when older traditional farms continually expand in order to stay afloat in the agricultural economy. Regardless of size, all farms are important to the local agricultural economy.

Figure 5.12: Farm Size 1987-2002, Polk County

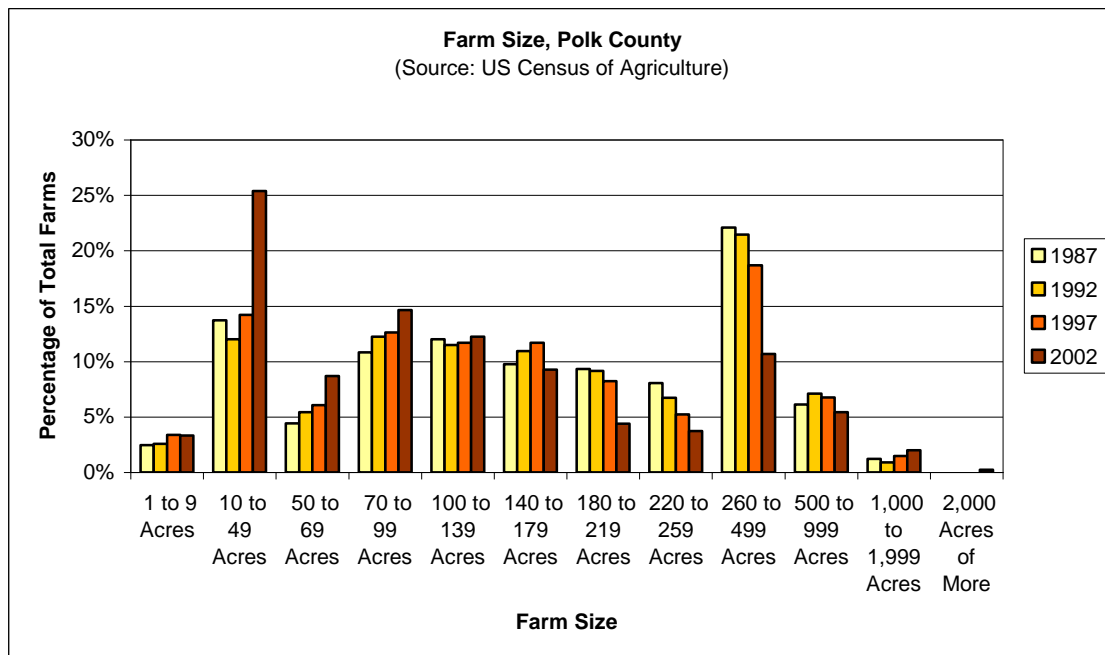


Table 5.15 displays the number of farms by NAICS (North American Industrial Classification System) for Polk County and Wisconsin, as reported for the 2002 Census of Agriculture. The largest percentage of farms in Polk County is in the “Sugarcane, hay, and all other” category. The percentage of farms by category is fairly consistent with the percentages for the State, with the exception of the “Sugarcane, hay, and all other” and “Dairy Cattle” categories.

Table 5.15: Number of Farms by NAICS

Types of Farms by NAICS	Polk County		Wisconsin	
	Number of Farms 2002	Percentage of Farms 2002	Number of Farms 2002	Percentage of Farms 2002
Oilseed and grain (1111)	236	14.2%	12,542	16.3%
Vegetable and melon (1112)	13	0.8%	1,317	1.7%
Fruit and tree nut (1113)	17	1.0%	1,027	1.3%
Greenhouse, nursery, and floriculture (1114)	53	3.2%	2,284	3.0%
Tobacco (11191)	0	0.0%	188	0.2%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay, and all other (11193, 11194, 11199)	568	34.2%	20,943	27.2%
Beef cattle ranching (112111)	231	13.9%	9,852	12.8%
Cattle feedlots (112112)	95	5.7%	3,749	4.9%
Dairy cattle and milk production (11212)	228	13.7%	16,096	20.9%
Hog and pig (1122)	4	0.2%	759	1.0%
Poultry and egg production (1123)	14	0.8%	910	1.2%
Sheep and goat (1124)	41	2.5%	1,117	1.4%
Animal aquaculture and other animal (1125, 1129)	159	9.6%	6,347	8.2%
Total	1,659	100.0%	77,131	100.0%

Source: US Census of Agriculture

5.4.2 Natural Resource Inventory

The following section details some of the important natural resources in the Planning Area and Polk County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources and the Polk County Land & Water Conservation Department. Information on local and regional parks is explored in the Utilities and Community Facilities Element. Several other relevant plans exist and should be consulted for additional information:

- Polk County Land and Water Resource Management Plan, 2004
- St. Croix River Basin Report, 2002
- Wisconsin DNR Legacy Report, 2002

The *Polk County Land and Water Resource Management Plan* identifies goals, objectives and actions developed by their Plan Commission, whose guiding mission was to “protect the intrinsic beauty, rural atmosphere, and quality of life in Polk County and minimize threats thereto”. Four goals were identified and are listed below:

- 1) Protect and enhance the quality of our surface water, groundwater, and soils
- 2) Prioritize contiguous agriculture, woodland, trail, and greenways to provide for a broad range of wildlife/ Work to protect those areas.
- 3) Preserve, protect, and enhance riparian areas, wetlands, and aquatic and upland plant communities. Prioritize these sites to preserve the most pristine sites.
- 4) Improve recreation opportunities for all county citizens and visitors

Polk County is located within the Northern Region of the WIDNR. The Regional Offices are located in Spooner and Rhinelander, with the nearest Service Center in Barron and the nearest Field Stations in Osceola and St. Croix Falls.

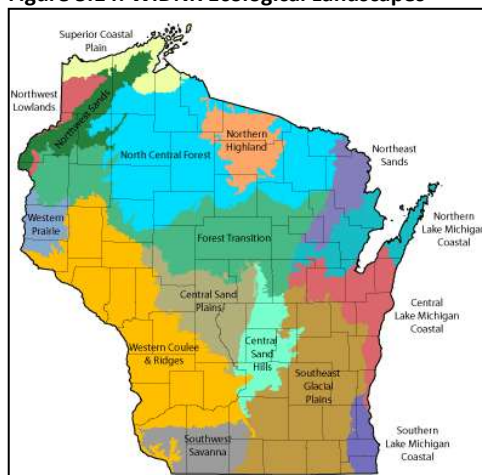
In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2002, after a three-year period of public input, the WIDNR completed the Legacy Report. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies nine criteria that were used in order to identifying the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The nine criteria were:

1. **Protect the Pearls** (protect the last remaining high quality and unique natural areas).
2. **Protect Functioning Ecosystems in Each Part of the State** (protect representative, functional natural landscapes that help keep common species common).
3. **Maintain Accessibility and Usability of Public Lands** (protect land close to where people live and establish buffers that ensure these lands remain useable and enjoyable).
4. **Think Big** (protect large blocks of land).
5. **Ensure Abundant Recreation Opportunities** (provide a wide range of outdoor recreation opportunities).
6. **Connect the Dots** (link public and private conservation lands through a network of corridors).
7. **Protect Water Resources** (protect undeveloped or lightly developed shorelands, protect water quality and quantity, and protect wetlands).
8. **Promote Partnerships** (leverage state money and effort through partnerships with other agencies and organizations).
9. **Diversify Protection Strategies** (where feasible, utilize options other than outright purchase to accomplish conservation and recreation goals).

Figure 5.13: WIDNR Regions

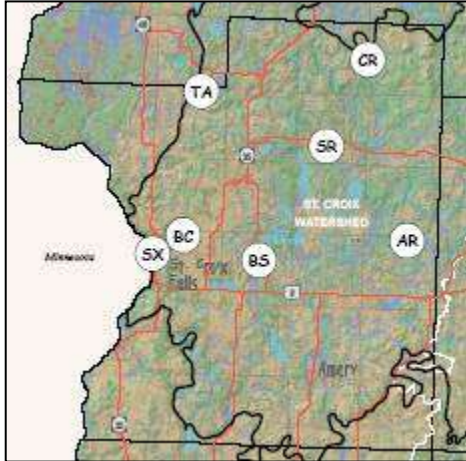


Figure 5.14: WIDNR Ecological Landscapes



The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. The Legacy Places are organized in the report by 16 ecological landscapes, shown in Figure 5.14 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The majority of Polk County (including the City of Amery) is located within the Forest Transition landscape.

Figure 5.15: Legacy Places, Polk County



The seven Legacy Places identified in (or partly within) Polk County are:

- Apple River (AR)
- Balsam Branch Creek & Woodlands (BS)
- Big Rock Creek (BC)
- Clam River (CR)
- Trade River Wetlands (TA)
- Straight River Channel (SR)
- St. Croix River (SX)

The Apple River runs through the City of Amery. Refer to the report for specific information. (Source: WIDNR Legacy Report)

Groundwater

Groundwater is the only source of drinking water in the Planning Area. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the WIDNR Susceptibility to Groundwater Contamination Map (not pictured), the Planning Area generally ranks high to high medium for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth.

Groundwater can be contaminated through both point and non-point source pollution (NPS). The Environmental Protection Agency defines NPS as:

“Pollution which occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into ground water.” And point source pollution as: “Sources of pollution that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe.”

According to the EPA, NPS pollution remains the Nation’s largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- An area within 250ft of a private well or 1000ft of a municipal well
- An area within the Shoreland Zone (300ft from streams, 1000ft from rivers and lakes)
- An area within a delineated wetland or floodplain
- An area where the soil depth to groundwater or bedrock is less than 2 feet

Stream Corridors

Figure 5.16: WIDNR River Basins & Water Management Units



Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.16). The entire western portion of the State is located within the Mississippi Basin. The three basins are further subdivided into 24 Water Management Units (Figure 5.16). The entire Planning Area, and the vast majority of Polk County is located within the St. Croix WMU, with a very small southeastern portion of the County in the Lower Chippewa WMU.

In 2002, the WIDNR released the first State of the St. Croix River Basin Report. The goal of the report is to inform basin residents and decision-makers about the status of their resource base so that they can make

informed, thoughtful decisions that will protect and improve the future state of the St. Croix Basin.

The report indicates that the top four priority issues for the Basin are:

- Shoreland (lakes and rivers) habitat protection and restoration
- Non-point source run-off contamination of surface water
- Cooperation with grassland/prairie and wetland restoration initiatives to protect water quality and enhance wildlife habitat
- Northwest Sands Integrated Ecosystem Plan

Each WMU is further subdivided into one or more of Wisconsin's 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.

The St. Croix WMU consists of 22 watersheds. Most of the Planning Area is within the Upper and Lower Apple River Watershed, with small portions within the Balsam Branch and Beaver Brook Watersheds.

Surface Water

Surface water resources, consisting of lakes, rivers and streams together with associated floodplains, form an integral element of the natural resource base of the Planning Area. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Lakes, rivers and streams constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total

Figure 5.17: Polk County Watersheds



landscape, greatly enhance the aesthetic quality of the environment. Rivers and streams are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, that result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff; runoff from construction sites; and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of river areas combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

Perennial streams are defined as watercourses that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. The perennial streams in and around the City of Amery are shown on the Environmental Corridor Map. The Apple River and Apple River Flowage are the most significant within city limits, with Beaver Brook, Bull Brook, Snake Creek, and Black Brook Flowage in the Planning Area outside of city limits.

Appropriately referred to as the “City of Lakes”, the Amery landscape is virtually defined by lakes. There are four named lakes within or partially city limits, including the Apple River Flowage (639 acres), North Twin Lake (135 acres), Pike Lake (159 acres), and South Twin Lake (74 acres). Other named lakes within the Planning Area include Bear Trap Lake (241 acres), King Lake (49 acres), Trident Lake (43 acres), Park Lake (30 acres), Summerfield Lake (25 acres), Omer Lake (22 acres), and Lincoln Lake (11 acres). In addition, several small unnamed lakes lie in the southern portion of the city and scattered throughout the Planning Area.

Outstanding & Exceptional Waters

Wisconsin has classified many of the State’s highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). Waters designated as ORW or ERW are surface waters that provide outstanding recreational opportunities, support valuable fisheries, have unique hydrologic or geologic features, have unique environmental settings, and are not significantly impacted by human activities. The primary difference between the two is that ORW’s typically do not have any direct point sources (e.g., industrial or municipal sewage treatment plant, etc.) discharging pollutants directly to the water. An ORW or ERW designation does not include water quality criteria like a use designation. Instead, it is a label that identifies waters the State has identified that warrant additional protection from the effects of pollution. These designations are intended to meet federal Clean Water Act obligations requiring Wisconsin to adopt an “antidegradation” policy that is designed to prevent any lowering of water quality.

Polk County has no ERWs, but five ORWs: the St. Croix River on the county’s western border, the Clam River, McKenzie Creek, Sand Creek and tributaries, and Pipe Lake. There are no ORWs or ERWs within the City of Amery Planning Area. (Source: WIDNR, Polk County Land & Water Management Plan)

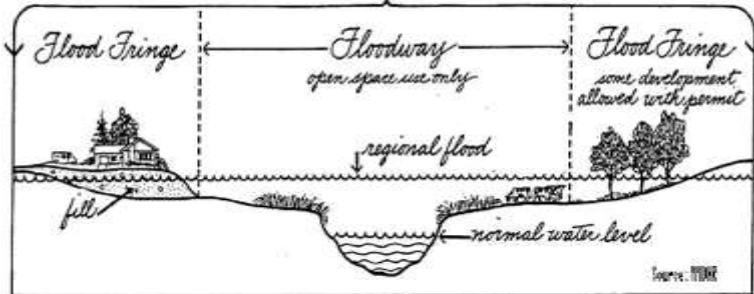
Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the “303(d) list.” This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs). States are required to submit a list of impaired waters to EPA for approval every two years. These waters are listed within Wisconsin’s 303(d) Waterbody Program and are managed by the WDNR’s Bureau of Watershed Management. There are three bodies of water within Polk County on the 303(d) list: Cedar Lake (because of impacts from nutrients, turbidity, and sediment), Ward Lake, and Deer Lake

(both for atmospheric deposition of mercury from regional sources). There are no impaired waters in the Planning Area. (Source: WIDNR)

Floodplains

Figure 5.18: Diagram of a Floodplain



Floods are the nation's and Wisconsin's most common natural disaster and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters

during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

Direct Costs:

- Rescue and Relief Efforts
- Clean-up Operations
- Rebuilding Public Utilities & Facilities
- Rebuilding Uninsured Homes and Businesses
- Temporary Housing Costs for Flood Victims

Indirect Costs:

- Business Interruptions (lost wages, sales, production)
- Construction & Operation of Flood Control Structures
- Cost of Loans for Reconstructing Damaged Facilities
- Declining Tax Base in Flood Blight Areas
- Subsidies for Flood Insurance

The Development Limitations Map displays the floodplain areas in the Planning Area. The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE). (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses.

Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, city and village shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood

damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. Refer to the City of Amery Floodplain Ordinance. (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. Wetlands accomplish important natural functions, including:

- Stabilization of lake levels and stream flows,
- Entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth),
- Contribution to the atmospheric oxygen and water supplies,
- Reduction in stormwater runoff (by providing areas for floodwater impoundment and storage),
- Protection of shorelines from erosion,
- Entrapment of soil particles suspended in stormwater runoff (reducing stream sedimentation),
- Provision of groundwater recharge and discharge areas,
- Provision of habitat for a wide variety of plants and animals, and
- Provision of educational and recreational activities.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI.

The latest Polk County data within the Wisconsin DNR wetlands inventory lists 60,921 acres of wetlands (10.4% of the land area) in the County. The Existing Land Use Map displays the wetland areas in the Planning Area. These wetlands encompass an area of about 1,676 acres (10.72% of the 15,640 acre Planning Area).

Wetlands are not conducive to residential, commercial, and industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If ignored in land use planning and development, those limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities. Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the Wisconsin Endangered Species Law it is illegal to:

1. Take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
2. Process or sell any wild plant that is a listed species;
3. Cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

Table 5.16 list those elements contained in the NHI inventory for the City of Amery. These elements represent "known" occurrence and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Polk County & Wisconsin visit the WIDNR's Endangered Resources Bureau.

- Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

Table 5.16: Natural Heritage Inventory Data on Rare & Endangered Species

Group	Scientific Name	Common Name	State Status	Date Listed
Turtle	<i>Emydoidea blandingii</i>	Blanding's Turtle	THR	1981
Bird	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/FL	1995
Fish	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N	1983
Fish	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N	1979

Source: WIDNR NHI, City of Amery

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA = Not applicable, SC/N = Regularly occurring, usually migratory and typically non-breeding species for which no significant or effective habitat conservation measures can be taken in Wisconsin, SC/H = Of historical occurrence in Wisconsin, perhaps having not been verified in the past 20 years, and suspected to be still extant. Naturally, an element would become SH without such a 20-year delay if the only known occurrence were destroyed or if it had been extensively and unsuccessfully looked for.*

The Federal Endangered Species Act (1973) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands.

Forests & Woodlands

Under good management forests, or woodlands, can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Unfortunately, woodlands, which require a century or more to develop, can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values; for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection.

The Existing Land Use Map displays those lands that are wooded in the Planning Area. According to 2004 data from the WI DNR, approximately 245,740 acres (41%) of Polk County is forested, and includes mixed hardwood, aspen, oak, jack pine, and red pine.

Environmentally Sensitive Areas & Wildlife Habitat

Taken together, surface waters, wetlands, floodplains, woodlands, steep slopes, and parks represent environmentally sensitive areas that deserve special consideration in local planning. Individually all of these resources are important areas, or “rooms,” of natural resource activity. They become even more functional when they can be linked together by environmental corridors, or “hallways.” Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room. Future planning should maintain and promote contiguous environmental corridors in order to maintain the quantity and quality of the natural ecosystem.



The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's **552** State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on

Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. (Source: WIDNR)

There are four SNAs within or near the Planning Area and seven total within Polk County. Dalles of the St. Croix River, Interstate Lowland Forest, Centennial Bedrock Glade, and Osceola Bedrock Glades lie along the St. Croix River on the western border of the County. Most SNAs are open to the public; however, these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information each location.

Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. (Refer to Polk County Department of Zoning) The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighboring uses and to identify areas that may have additional transportation needs related to trucking.

5.4.3 Cultural Resource Inventory

The following section details some of the important cultural resources in the City of Amery and Polk County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Cultural Venues

Northern Lakes Center for the Performing Arts, at 113 Elm St., features dramas, concerts, artists' receptions and other cultural events

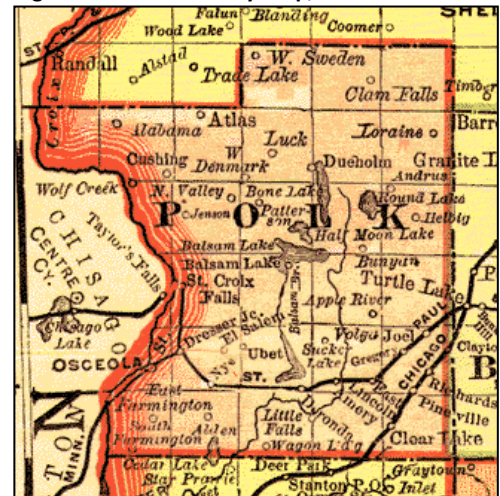
Historical Resources

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. The WI Historical Society's Division of Historic Preservation administers the Historical Markers program. There are no registered historical markers in the Planning Area, but five in the County:

- The Battle of St. Croix Falls (St. Croix Falls)
- State Park Movement in Wisconsin (St. Croix Falls)
- Danish Cooperative Company (Luck)
- Where are the Falls of the St. Croix (St. Croix Falls)
- Gaylord Nelson (St. Croix Falls)

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and

Figure 5.19: Polk County Map, 1901



much of the information is dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. There are no AHI records listed for the City of Amery or the Town of Black Brook, but 22 are listed in the Town of Lincoln (Contact the State Historical Society for information on each record).

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society and some listed sites may be altered or no longer exist. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the State Historical Society for information on ASI records in the Planning Area.

Some resources are deemed so significant that they are listed as part of the State and National Register of Historic Places. The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin’s official listing of state properties determined to be significant to Wisconsin’s heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or locally history.

Table 5.17: State Register of Historic Places, City of Amery

Reference #	Historic Name	Municipality	Location
No listings in the City of Amery			

Source: WI Historical Society

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for Certified Local Government (CLG) status, with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

There are currently 50 CLGs in the State of Wisconsin, but none in Polk County.

5.5 ENERGY, UTILITIES & COMMUNITY FACILITIES

This element provides a baseline assessment of the City of Amery utility & community facilities and contains the information required under SS66.1001. Information includes: forecasted utility & community facilities needs, and existing utility & community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility & community facilities in the City of Amery.

5.5.1 Existing Utility & Community Facilities Conditions

Sanitary Sewer System

With the equivalent of 2.8 full time employees, the City operates the sewer portion of the Amery Municipal Joint Water and Sewer System. The wastewater treatment system, improved in 1996, involves activated sludge and phosphorus removal by ultraviolet light. With a design capacity for 400,000 gallons per day, the system treats approximately 335,000 gallons per day by the system, a total of 110 million gallons annually. There are no plans to expand the system at this time, although the City is interested in maintaining available land to the east of the current plant.

The City has roughly 22 miles of sewer main, ranging from 4 to 12 inches in diameter, and nine lift stations. The four oldest lift stations are 4-stair systems built in the 1950's and area located near the following intersections: W. Common & S. Arlington, Arlington Blvd. & Lakeview Ave., Wisconsin Ave. & Arch St., and Elm St. & Laconie. In the 1960's two grinder pump lift stations were added to the system, located in a mid-block location along South St., and at the intersection of Broadway & Harrison. In 1995, 2005, and 2006, three lift stations with submersibles were added to the system, and are located at Stafinson & Winchester, midblock along Griffin Ave., and in the Whispering Waters development on Greenbriar St.

Storm Water Management

Stormwater management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities, as well as measures to minimize stormwater pollutants entering area surface water features. A stormwater management system can be very simple – a series of natural drainage ways – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source pollution.

Stormwater management is important in every urban area, but is perhaps more “visible” in cities like Amery, where the quality of lakes is apparent to residents and visitors alike. The City is currently developing a stormwater management plan and a municipal stormwater ordinance, both of which will be completed in 2008. Current municipal stormwater management activities include street sweeping on an as-needed basis and leaf pickup twice annually. There are no municipal stormwater detention or retention ponds at this time, although the hospital has a privately funded on-site stormwater management system.

Like many Wisconsin cities, Amery is currently developing a stormwater utility as a mechanism to charge residents, businesses, and institutions for stormwater management services based on the amount of impervious surface on their properties.

Water Supply

With an equivalent of 1.6 full time employees, the City of Amery operates the water portion of the Amery Municipal Joint Water and Sewer Utility, a public potable water supply system. The system relies entirely on groundwater, and consists of two operating wells and three elevated storage towers, approximately 25 miles of water main, and 214 fire hydrants. Water mains range in size from ¾ inch to 12 inches. In 2006, the system served 954 residences, 465 commercial customers, and 13 industrial customers, as well as public entities.

Approximately 101 million gallons of water was used in year 2006, and 42% of this was for residential use. The average water usage was just over 276,700 gallons per day, with a one day high of 624,000 gallons in mid-July. The total capacity for the two pumps serving the City water system is 1.67 million gallons (actual) per day. The three water towers in the city have a shared capacity of 565,000 gallons (nearly enough for two days of average water use). Assuming no future water intensive industrial development, the water system capacity appears more than satisfactory to accommodate the existing and future development needs of the community, and there are no expansions planned at this time.

Table 5.18: Water Well Statistics

Well	Location	Depth (ft)	Well Diameter (in)	Yield Per Day (g)	Currently in Service	Year Installed
3	Harrison Avenue	400	19	335,000	Yes	1974
4	Minneapolis Avenue	400	16	335,000	Yes	2004

Source: WI Public Service Commission, 2006 Annual Report

Homes outside of the City limits rely on private wells for water needs. Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936. NR 812 (formerly NR 112), Wisconsin's Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment. Refer to the WI DNR, or the Polk County Zoning Department for more information on water quality and well regulations.

Solid Waste Disposal & Recycling Facilities

Solid waste disposal service is contracted through a private vendor, Waterman Sanitation. Polk County Recycling has permanent containers placed in the City, behind the new Fire Hall on Center St.

Parks, Open Spaces & Recreational Resources

Parks and recreational resources are important components of a community's public facilities. These resources provide residents with areas to exercise, socialize, enjoy wildlife viewing or provide opportunities for environmental education for adults and children. Increasingly, parks and recreational resources can contribute to a community's local economy through eco-tourism. In addition, these resources can be important for wildlife habitat and movement. Taken together, it is clear that the protection, enhancement, and creation of parks and recreational resources are important to the quality of life and character of a community.

Nine public parks ranging in size from ¼ acre to 33 acres are owned and maintained by the City of Amery:

- York Park (33 ac) is a natural area on Amery's north side, adjacent to Pike Lake.

- North Twin Park (5.5 acres), serves regional needs with athletic fields and courts, picnicking areas, a playground, and restroom facilities.
- South Twin Park (1.5 ac), includes a swimming beach, fishing pier, tennis courts, and a sand volleyball court.
- Soldier’s Field (1.5 ac), is an abandoned football field used for community celebrations
- Amery Softball Field (1.5 acres), is adjacent to Soldier’s Field.
- Triangle Park (1/4 ac), is a very small landscaped area with benches
- Soo Line Park (1/4 ac), is a similar small park
- Dam Site Park (2 acres) has shelters
- Riverfront Park (5.2 ac).

The 18-hole Amery Golf Course is available for public use. Also within city limits are over 30 acres of athletic fields and courts owned and maintained by the Amery School District. In addition, the Apple River and many lakes within and near the City provide water-based recreational opportunities. The Apple River, which flows right through the City, provides excellent opportunities for canoeing and canoe camping. Within the Planning Area, Bear Trap Lake is the most appropriate for boating and water skiing, and South Twin Lake, with a public beach, is the most appropriate for swimming, and also has a public boat landing. Finally, the St. Croix National Scenic Riverway is only 20 miles from Amery.

Amery residents also has ample access to “linear parks” for multiple uses. The 11.7-mile multi-use Cattail Trail, which heads northeast out of the City, provides year round recreational opportunities including hiking, ATVs, cross country skiing, and snowmobiling. The Amery to Dresser Trail, an abandoned railroad right of way acquired by the WIDNR in 2003, provides opportunities for recreational use and environmental education throughout the year. Polk County is responsible for the development and on-going maintenance of the thirteen-mile trail, which was completed in 2005.

The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Not including the golf course or surface waters, the City of Amery has approximately 35 acres of parkland. Based on the year 2005 population estimate, the City’s level of service was 27.6 acres of parkland per 1000 residents. While needs for specific activities and facility improvements will change over time, the acreage of existing parkland in the City should meet future needs, based on the WIDOA 2030 projected population of 3,339 residents.

Table 5.19: Park Acreage Compared to Population Forecasts

	2005	2020	2030
Population (assuming “high” population projections)	2,922	3,166	3,339
Demand (Acres)	35.1	38.0	40.1
Total Supply (acreage of municipal parks & school facilities)	80.7	80.7	80.7
Surplus/(Deficit)	45.6	42.7	40.6

The NRPA recognizes the amount of open space alone does not determine the recreational health of a community. Other critical factors include the locations of the facilities, the programs conducted on it, the responsiveness of the personnel who run it, the physical conditions of the

facilities, and the relative accessibility for the people who will use the facilities.

The 2004-2009 Polk County Outdoor Recreation Plan (PCORP) includes a countywide inventory of recreational facilities outside of incorporated areas, as well as goals, objectives, and planned future improvements. While the PCORP lists no improvements in the Planning Area, recommendations at

nearby Black Brook Park include the addition of canoe campsites, fishing piers, an accessible restroom facility, and a picnic shelter.

The 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- Walking for Pleasure is rated as the activity with the most participation.
- Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand.
- ATVing, Birdwatching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand.
- The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$60 million annually through FY 2010 for outdoor recreation purposes.

Figure 5.20: WIDNR SCORP Regions

The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types. Together these influences shape each region's recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation. Polk County is a part of the *Great Northwest* (Ashland, Barron, Bayfield, Burnett, Douglas, Polk, Rusk, Sawyer, and Washburn Counties). The most common issues and needs for the region identified by the plan include:

Issues:

- Lack of funding for park and recreation maintenance
- Increasing ATV usage and associated impacts
- Increasing noise pollution from motorized activities
- Lack of educational programs/naturalists/interpreters
- Overcrowding
- Pressure from the logging industry to harvest on public lands

Needs:

- More bird watching opportunities
- More hiking trails
- More kayaking opportunities
- More silent sport opportunities



Telecommunication Facilities

Amery Telcom, Inc. provides telephone service for the City and surrounding area, and was first established in 1902. In 2006, service was provided to 5,639 residential customers and 1,409 business customers. Amery Telcom maintains a building at 120 Birch St.

Power Plants & Transmission Lines

XCEL Energy provides electricity to approximately 1,600 residential and commercial customers throughout the city. Current rates are approximately \$0.09/ kilowatt-hour in the summer, and \$0.08 / kilowatt-hour in the winter, although rates vary based on total demand. Three substations are within or near the city: one near the intersection of E. Elm & River St., another just west of city limits on CTH F, and the third on Griffin St. east of city limits. WE Energies provides natural gas to City residents and businesses, and has one substation located at Griffin St. and Minneapolis Ave. There are no known plans for additional energy facilities at this time.

Cemeteries

Amery has one cemetery located on Central Ave. near Hamilton St. There are no known needs for additional cemetery capacity at this time.

Health Care Facilities

The new Amery Regional Medical Center, located at 245 Griffith St., has 25 beds, as does St. Croix Regional Medical Center in St. Croix Falls. Nursing homes include Golden Age Manor (also at 225 Scholl Ct.) with 114 beds, and Willow Ridge Healthcare Facilities LLC (400 Deronda St.) with 83 beds. The City of Amery does not initiate the development or expansion of health care facilities; however, they are regulated through the City Zoning Code.

Child Care Facilities

Under Wisconsin law, no person may for compensation provide care and supervision for 4 or more children under the age of 7 for less than 24 hours a day unless that person obtains a license to operate a child care center from the Department of Health and Family Services. There are two different categories of state licensed childcare; they depend upon the number of children in care. Licensed Family Child Care Centers provide care for up to eight children. This care is usually in the provider's home, but it is not required to be located in a residence. Licensed Group Child Care Centers provide for nine or more children.

There are five licensed family childcare centers in the City of Amery each with a capacity of eight children: Cozy Care Day Care (695 Deronda St.), Growing Years (312 Johnson St.), Mariann's Little Lambs (436 S Keller Ave.), Sherry's Day Care (569 155th St.), and Tender Times Child Care (821 100th St.) are. The City of Amery does not initiate the development or expansion of childcare facilities; however, they are regulated through the City Zoning Code.

Police & Emergency Services

Amery has a Chief of Police, six full-time officers, and two administrative employees at the Police Station, which is located next to City Hall at 120 Center St. West. The Department maintains officers on duty at all times for law enforcement needs within City limits, and the Polk County Sheriff's Department serves Planning Area residents outside of City limits. The Police Department has plans to relocate to the former Hospital Building to address current space limitations. The volunteer-run Amery Fire and Rescue serves the entire Planning Area along with the Town of Lincoln and parts of the Towns of Alden and Black Brook. The Fire Station is located at 101 N. Keller Ave., and houses

two pumpers and a ladder truck. Amery Municipal Ambulance Service provides emergency medical services for the entire Planning Area.

Libraries

Since 1993, the City has rented space for the Amery Public Library at 801 Keller Ave. S. This 7,500 sq. ft. facility has over 110,000 books, five computers with free Internet access, and serves over 12,000 people in the Amery area and beyond. The library offers weekly children's story time, a popular summer reading program, several reading groups, and a growing number of multicultural programs. Library cards are free and available to anyone regardless of their place of residence, and delivery of books and other items is available for City residents. Space in the library is inadequate to meet the growing needs of the community, and will soon be relocated to a large facility in the clinic portion of the old hospital. It is anticipated that that new facility will be in service in late 2008.

Importantly, library members can and will continue to be able to access items from over 30 area libraries through the Indianhead Federated Library System. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. The Indianhead Library System is headquartered in Eau Claire and serves libraries in Eau Claire, Chippewa, Pepin, Dunn, Pierce, St. Croix, Polk, Barron, Rusk, and Price counties. For more information, visit the Indianhead website <http://www.ifls.lib.wi.us/index.asp>.

Schools

The City of Amery is served by the School District of Amery, which operates an elementary school, an intermediate school, a middle school, and a high school. The district serves a total of 1,768 students as of 2007, which is down 9% from 1,944 students in the 2001-2002 school year (WI Dept of Public Instruction). Personnel employed by the district number approximately 200, including administrative, faculty, special, and support staff. For more information, visit the district website at: <http://www.amerysd.k12.wi.us/>

Polk County is served by the Wisconsin Indianhead Technical College (WITC), which has campuses in Ashland, New Richmond, Rice Lake, and Superior, and branches in Hayward and Ladysmith. WITC as a system offers 101 programs of study leading to various degrees and certificates. 60 programs are offered at the New Richmond location (20 miles from Amery), and 62 at the Rice Lake location (44 miles from Amery). The nearest four-year universities in the University of Wisconsin system are UW-River Falls (43 miles) and UW-Stout (50 miles from Amery). UW-Barron County offers 2-year programs in Rice Lake.

Other Government Facilities

City Hall is located at 118 Center St., and is used for City administration and for official City meetings. The Amery Senior Center is located at 608 Harriman Ave. S., and has been in operation since 1987. At 6,000 square feet, the Senior Center offers a wide variety of programs for its 600 members, including games and exercise facilities. As of 2007, capacity in the Senior Center was adequately meeting the needs of area seniors. The new Amery Public Works building, located at 975 Minneapolis Ave., was built in 2002 and employs ten people, most of whom are part-time employees. The 11,200 sq. ft. facility houses graders, plow trucks, two front end loaders, a back hoe, four pickup trucks, a street sweeper, and an emergency trailer. Department of Public Works will likely be adding a new snow blower and a new truck in the near future.

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the City of Amery economic development and contains the information required under SS66.1001. Information includes: labor market statistics, economic base statistics, new businesses desired, strength & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the City of Amery.

5.6.1 Economic Development Existing Conditions

Labor Market

Table 5.20 details the employment status of workers in the City of Amery as compared to Polk County and the State. At the time of the 1990 U.S. Decennial Census, unemployment for the City was higher than for Polk County and the State. By year 2000, the unemployment rate for the City decreased greatly to less than 1%, and was lower than County and State levels. Unemployment rates for small cities are only collected during the U.S. Decennial Census; therefore, 2006 data was not available.

Table 5.20: Employment Status of Civilians 16 Years or Older

Employment Status, Civilians 16 Years or Older	City of Amery	Polk County	Wisconsin
In Labor Force (1990)	1,054	16,574	2,598,898
Unemployment Rate	8.5%	6.7%	4.3%
In Labor Force (2000)	1,277	21,400	2,996,091
Unemployment Rate	0.6%	2.6%	3.4%
In Labor Force (2006)	Not Available	24,178	3,062,932
Unemployment Rate	Not Available	5.8%	4.7%

Source: US Census and WI Department of Workforce Development

Table 5.21 indicates the percentage of workers by class for the City of Amery, Polk County and the State, in year 2000. As shown, percentages in the City closely resemble those of Polk County. Both the City and the County have a greater proportion of self-employed workers than the State as a whole.

Table 5.21: Class of Worker

Class of Worker	City of Amery	Polk County	Wisconsin
Private Wage & Salary	77.3%	77.5%	81.1%
Government Worker	11.0%	11.4%	12.5%
Self-Employed	11.3%	10.4%	6.1%
Unpaid Family Worker	0.3%	0.6%	0.3%
Total	100.0%	100.0%	100.0%

Source: US Census

Table 5.22 and Figure 5.21 describe the workforce by occupation within the City, County and State in year 2000. Occupation refers to what job a person holds, regardless of the industry type. The highest percentage of employed Amery residents work in the Management, Professional, and Related occupational category, which also ranks highest for Polk County and the State.

Table 5.22: Employment by Occupation

Employment by Occupation, Civilians 16 Years & Older	City of Amery Number	City of Amery Percent	Polk County Number	Polk County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	321	25.5%	5,368	26.1%	540,930	19.8%
Const, Extraction & Maintenance	113	9.0%	2,135	10.4%	237,086	8.7%
Farm, Fishing & Forestry	13	1.0%	335	1.6%	25,725	0.9%
Sales & Office	255	20.2%	4,458	21.7%	690,360	25.2%
Services	218	17.3%	2,839	13.8%	383,619	14.0%
Mgmt, Prof & Related	341	27.0%	5,418	26.4%	857,205	31.3%
Total	1,261	100%	20,553	100%	2,734,925	100%

Source: US Census

Figure 5.21: Employment by Occupation

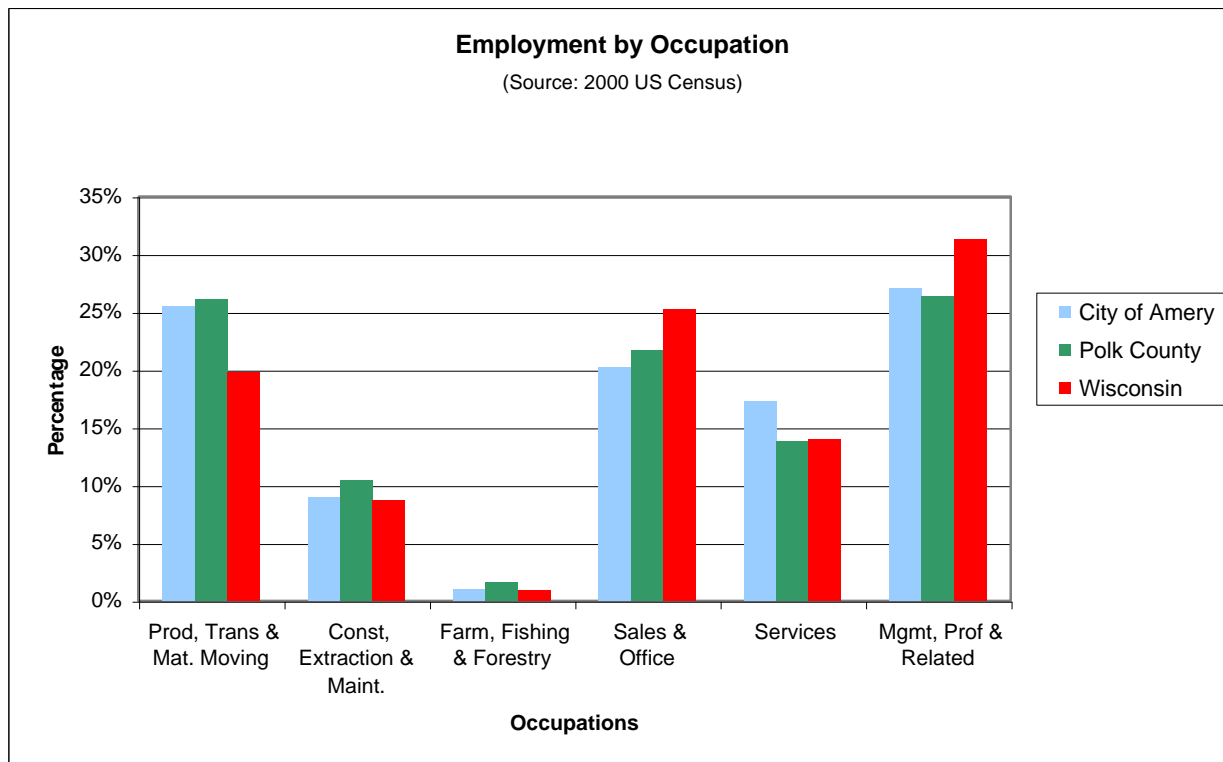


Table 5.23 and Figure 5.22 show the earnings for workers within the City, County and State, in years 1989 & 1999. Earning figures are reported in three forms: per capita income (total income divided by total population), median family income (based on units of occupancy with at least two related individuals), and median household income (based on every unit of occupancy with one or more individuals). For all three-income indicators, the City of Amery ranks lower than Polk County and the State. Percent growth in income between 1989 and 1999 stayed in line with the State, but was slower than growth in income for Polk County.

The percentage of individuals living below poverty status decreased significantly between 1989 and 1999, falling in line with County and State levels.

Table 5.23: Income

Income	City of Amery 1989	City of Amery 1999	Percent Change 89-99	Polk County 1989	Polk County 1999	Percent Change 89-99	Wisconsin 1989	Wisconsin 1999	Percent Change 89-99
Per Capita Income	\$10,483	\$17,125	63.4%	\$11,291	\$19,129	69.4%	\$13,276	\$21,271	60.2%
Median Family Income	\$26,793	\$40,568	51.4%	\$29,125	\$48,538	66.7%	\$35,082	\$52,911	50.8%
Median Household Income	\$19,828	\$30,710	54.9%	\$24,267	\$41,183	69.7%	\$29,442	\$43,791	48.7%
Individuals Below Poverty ¹	17.1%	8.5%	-8.6%	11.8%	7.1%	-4.7%	10.4%	8.7%	-1.7%

Source: US Census

1. The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Figure 5.22: Income, Year 1999

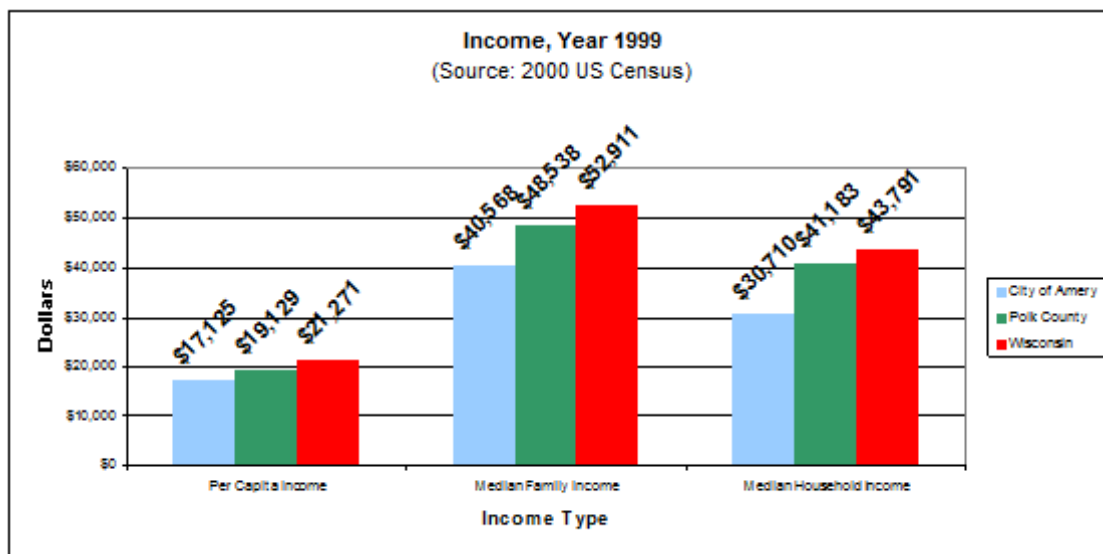


Table 5.24 details the educational attainment of City of Amery, Polk County, and State residents 25 years and older according to the 1990 & 2000 U.S. Census. In year 2000, 81% of City of Amery residents 25 years or older had at least a high school diploma. This figure is slightly lower than the average for Polk County (86%) and the State (85%). In 2000, 18% of Amery residents had bachelors or graduate/professional degrees, which is slightly higher than Polk County (15.6%), but still lower than the State (22.5%).

Table 5.24: Educational Attainment Person 25 Years & Over

Educational Attainment Person 25 Years and Over	City of Amery 1990	City of Amery 2000	Polk County 1990	Polk County 2000	Wisconsin 1990	Wisconsin 2000
Less than 9th Grade	17.1%	8.0%	11.2%	4.8%	9.5%	5.4%
9th to 12th No Diploma	8.8%	10.7%	10.8%	9.3%	11.9%	9.6%
HS Grad	37.1%	38.9%	43.2%	41.1%	37.1%	34.6%
Some College	12.6%	17.6%	16.2%	21.9%	16.7%	20.6%
Associate Degree	7.7%	6.8%	7.2%	7.3%	7.1%	7.5%
Bachelor's Degree	9.4%	13.2%	8.0%	10.7%	12.1%	15.3%
Graduate/Prof. Degree	7.3%	4.7%	3.4%	4.9%	5.6%	7.2%
Percent High School Grad or Higher	74.1%	81.3%	78.0%	85.9%	78.6%	85.2%

Source: US Census

Economic Base

Table 5.25 lists the top 25 employers in Polk County as reported by the Wisconsin Department of Workforce Development, in year 2005. Polaris Industries in Osceola is the largest employer in Polk County. Businesses in Amery that employ enough people to crack the top 25 list include:

- Amery Regional Medical Center
- School District of Amery
- Cardinal Glass Industries

Table 5.25: Top 25 Employers in Polk County

Rank	Employer	Industry Type	Number of Employees
1	Polaris Industries Inc.	All Other Transportation Equipment Mfg	500-999
2	County of Polk	Executive & Legislative Offices, Combined	250-499
3	St. Croix Regional Medical Center	General Medical and Surgical Hospitals	250-499
4	Wal-mart	Discount Department Stores	250-499
5	Osceola Public School	Elementary and Secondary Schools	250-499
6	Amery Regional Medical Center Inc.	General Medical and Surgical Hospitals	250-499
7	School District of Amery	Elementary and Secondary Schools	250-499
8	Trollhaugen Inc.	Skiing Facilities	100-249
9	Bishop Fixture & Millwork Inc.	Showcase, Partition, Shelving, and Locker Manufacturing	100-249
10	Ladd Memorial Hospital Inc.	General Medical and Surgical Hospitals	100-249
11	Balsam Lake-Unity-Milltown Public	Elementary and Secondary Schools	100-249
12	School District of St. Croix Falls	Elementary and Secondary Schools	100-249
13	Tenere Inc.	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing	100-249
14	Firstsite Staffing Inc.	Temporary Help Services	100-249
15	Cardinal Glass Industries	Glass Product Mfg Made of Purchased Glass	100-249
16	Durex Products Inc.	All Other Plastics Product Mfg; Other Fabricated Wire Product Mfg	100-249
17	Good Samaritan Center	Nursing Care Facilities	100-249
18	Northwire Inc.	Other Communication and Energy Wire Mfg	100-249
19	School District of Clear Lake	Elementary and Secondary Schools	100-249
20	Mathy Construction Co.	Highway, Street, and Bridge Construction	100-249
21	Advanced Food Products LLC.	Cheese Manufacturing	100-249
22	School District of Luck	Elementary and Secondary Schools	100-249
23	St. Croix Valley Hardwoods	Cut Stock, Resawing Lumber, and Planing	100-249
24	Marketplace Foods	Supermarkets and Other Grocery (except Convenience) Stores	100-249
25	Masterson Personnel Inc.	Temporary Help Services	100-249

Source: WI Department of Workforce Development, Polk County

Table 5.26 and Figure 5.23 describe the workforce by industry within the City, County and State in year 2000. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a workers employer. Therefore, an industry usually employs workers of varying occupations. (i.e. a “wholesale trade” industry may have employees whose occupations include “management” and “sales”)

Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

The highest percentage of employment by industry for Amery residents is in the Manufacturing category. This corresponds with the largest employer, Polaris Industries. This category is also the highest industry of employment for Polk County and the State.

Table 5.26: Employment by Industry

Employment by Industry, Civilians 16 Years & Older	City of Amery Number	City of Amery Percent	Polk County Number	Polk County Percent	Wisconsin Number	Wisconsin Percent
Ag, Forestry, Fishing, Hunting & Mining	16	1.3%	991	4.8%	75,418	2.0%
Construction	83	6.6%	1,520	7.4%	161,625	5.9%
Manufacturing	346	27.4%	5,780	28.1%	606,845	22.2%
Wholesale Trade	26	2.1%	530	2.6%	87,979	3.2%
Retail Trade	179	14.2%	2,074	10.1%	317,881	11.6%
Transp, Warehousing & Utilities	36	2.9%	885	4.3%	123,657	4.5%
Information	4	0.3%	330	1.6%	60,142	2.2%
Finance, Insurance, Real Estate, Rental & Leasing	43	3.4%	780	3.8%	168,060	6.1%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	94	7.5%	948	4.6%	179,503	6.6%
Educational, Health & Social Services	281	22.3%	3,968	19.3%	548,111	20.0%
Arts, Entertainment, Recreation, Accommodation & Food Services	87	6.9%	1,262	6.1%	198,528	7.3%
Other Services	42	3.3%	853	4.2%	111,028	4.1%
Public Administration	24	1.9%	632	3.1%	96,148	3.5%
Total	1,261	100%	20,553	100%	2,734,925	100%

Within each industry, the Wisconsin Department of Workforce Development collects statistics on the average wage of employees at the County and State levels. Table 5.27 details average employee wages for industries. In Polk County, employees working in the Manufacturing industry earn the highest average annual wage, although it is still nearly \$10,000 lower than that for the State. As expected, employees working in Leisure & Hospitality earn the lowest average wage, partly because many of these are part-time employees, and many receive tips, which are unaccounted for. The average wage per industry in all categories is lower for Polk County workers compared to State averages for the same industries. Wage statistics by industry are not available for the City of Amery.

Figure 5.23: Employment by Industry

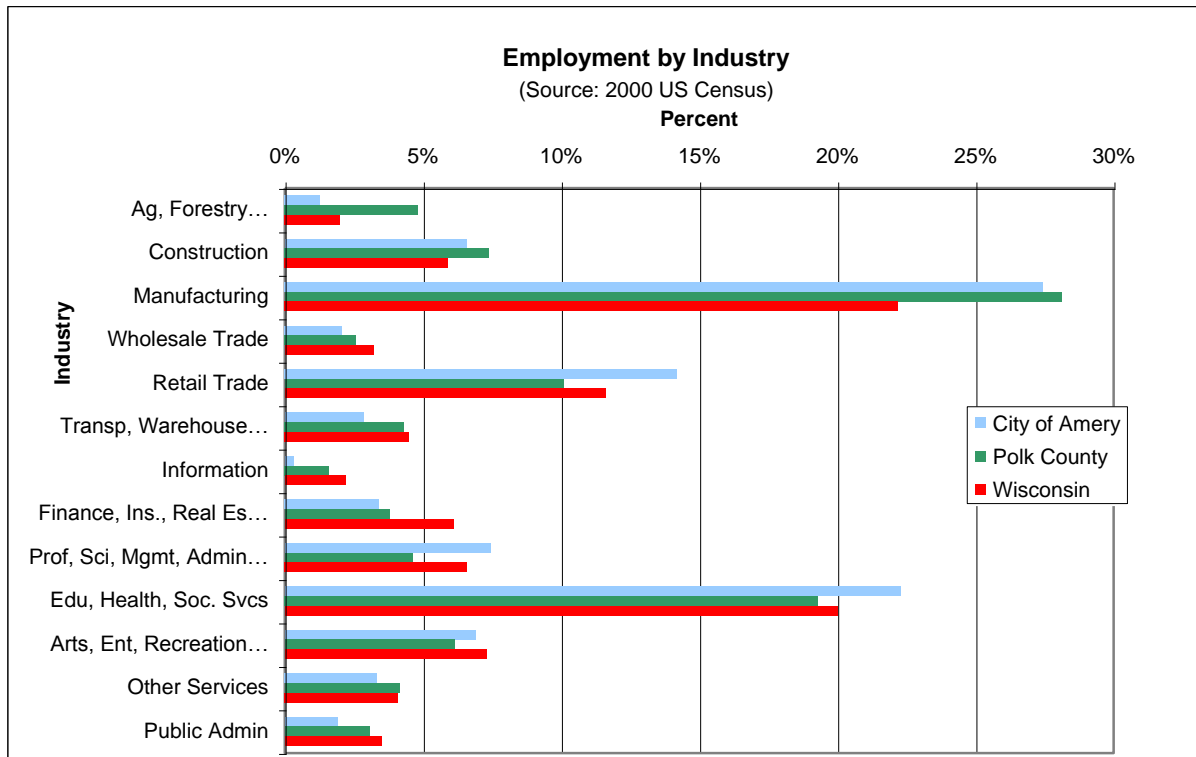


Table 5.27: Wage by Industry

NAICS Code	Industries	Polk County Average Annual Wage 2006	Wisconsin Average Annual Wage 2006	Polk County as a Percentage of Wisconsin
21, 1133	Natural Resources & Mining	\$26,210	\$28,301	92.6%
23	Construction	\$33,314	\$44,682	74.6%
31-33	Manufacturing	\$36,272	\$45,952	78.9%
42, 44, 48, 22	Trade, Transportation, Utilities	\$23,843	\$31,935	74.7%
51	Information	\$23,825	\$45,704	52.1%
52-53	Financial Activities	\$32,552	\$48,859	66.6%
54-56	Professional & Business Services	\$23,056	\$42,612	54.1%
61-62	Educational & Health Services	\$29,471	\$38,492	76.6%
71-72	Leisure & Hospitality	\$9,419	\$13,058	72.1%
81	Other Services	\$18,797	\$21,228	88.5%
92	Public Administration	\$25,336	\$38,294	66.2%
99	Unclassified	\$0	\$31,518	0.0%
	All Industries	\$27,691	\$36,830	75.2%

Source: WI Department of Workforce Development

5.6.2 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.28 identifies which occupations are expected to experience the most growth over a ten-year period from year 2004 to 2014. According to the DWD, occupations in Healthcare Support, Healthcare Practitioners, and Computers are expected to have the highest growth rate. Occupations in Production, Office Administration, and Sales are expected to have the lowest growth rate.

Table 5.28: Fastest Growing Occupations 2004-2014

SOC Code	Occupational Title	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014	2005 Average Annual Salary
29-1071	Physician Assistants	1,310	1,990	51.9%	NA
31-1011	Home Health Aides	13,730	20,790	51.4%	\$20,162
15-1081	Network Systems and Data Communication Analysts	4,220	6,240	47.9%	\$56,789
31-9092	Medical Assistants	5,890	8,640	46.7%	\$27,441
15-1031	Computer Software Engineers, Applications	7,960	11,610	45.9%	\$70,386
15-1032	Computer Software Engineers, Systems Software	2,740	3,890	42.0%	\$76,324
39-9021	Personal and Home Care Aides	21,260	29,460	38.6%	\$19,200
29-2021	Dental Hygienists	4,390	6,050	37.8%	\$54,203
31-9091	Dental Assistants	5,050	6,950	37.6%	\$28,602
29-2032	Diagnostic Medical Sonographers	840	1,140	35.7%	\$66,410
15-1072	Network and Computer systems Administrators	5,300	7,190	35.7%	\$56,246
29-2055	Surgical Technologists	2,120	2,860	34.9%	\$40,055
15-1061	Database Administrators	1,550	2,090	34.8%	\$61,299
29-2071	Medical Records and Health Information Technicians	3,540	4,770	34.7%	\$28,976
29-1126	Respiratory Therapists	1,460	1,960	34.2%	\$47,309
29-1111	Registered Nurses	48,410	64,420	33.1%	\$55,060
31-2021	Physical Therapist Assistants	1,220	1,620	32.8%	\$38,342
29-2034	Radiologic Technologists and Technicians	4,130	5,440	31.7%	\$46,916
29-1124	Radiation Therapists	390	510	30.8%	\$65,931
45-2021	Animal Breeders	490	640	30.6%	\$37,339
29-9091	Athletic Trainers	460	600	30.4%	\$40,162
31-2022	Physical Therapists Aids	690	900	30.4%	\$23,632
13-1071	Employment, Recruitment, and Placement Specialists	3,520	4,590	30.4%	\$46,133
29-2031	Cardiovascular Technologists and Technicians	660	860	30.3%	\$42,569
19-1042	Medical Scientists, Except Epidemiologists	1700	2210	30.0%	\$51,920
29-1123	Physical Therapists Aids	3550	4610	29.9%	\$62,582
29-1122	Occupational Therapists	3,040	3,940	29.6%	\$52,248
13-2052	Personal Financial Advisors	3,350	4,340	29.6%	\$77,792
25-2011	Preschool Teachers, Except Special Education	8,540	11,060	29.5%	\$24,027
29-2056	Veterinary Technologists and Technicians	1,280	1,650	28.9%	\$27,233

Source: WI Department of Workforce Development

Table 5.29 identifies which industries are expected to experience the most growth over a ten-year period from year 2004 to 2014. According the DWD, industries in Professional & Business Services, Educational & Health Services, and Construction categories are expected to have the highest growth rate. Industries in Natural Resources & Mining and Manufacturing categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for the City of Amery or Polk County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections.

Table 5.29: Fastest Growing Industries 2004-2014

NAICS Code	Industries	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014
487	Scenic and Sightseeing Transportation	370	510	37.8%
621	Ambulatory Health Care Services	99,480	135,700	36.4%
624	Social Assistance	60,400	79,300	31.3%
518	Internet Service Providers	8,480	10,760	26.9%
493	Warehousing and Storage	11,060	14,030	26.9%
561	Administrative and Support Services	118,130	149,690	26.7%
562	Waste Management and Remediation Services	5,070	6,310	24.5%
485	Transit and Ground Passenger Transport	13,740	16,960	23.4%
623	Nursing and Residential Care Facilities	68,870	84,800	23.1%
622	Hospitals	108,570	133,200	22.7%
523	Securities, Commodity Contracts	9,210	11,210	21.7%
541	Professional, Scientific, and Technical Services	89,500	108,000	20.7%
454	Nonstore Retailers	22,950	27,630	20.4%
238	Specialty Trade Contractors	81,660	98,000	20.0%
531	Real Estate	18,360	21,420	16.7%
721	Accommodation	30,720	35,800	16.5%
236	Construction of Buildings	31,520	36,700	16.4%
722	Food Services and Drinking Places	185,410	215,000	16.0%
443	Electronics and Appliance Stores	8,580	9,890	15.3%
511	Publishing Industries	19,120	22,020	15.2%
237	Heavy and Civil Engineering Construction	13,560	15,600	15.0%
425	Wholesale Electronic Markets	5,520	6,350	15.0%
551	Management of Companies	39,830	45,800	15.0%
525	Funds, Trusts, & Other Financial Vehicles	1,170	1,340	14.5%
611	Educational Services	260,670	297,700	14.2%
453	Miscellaneous Store Retailers	17,330	19,790	14.2%
488	Support Activities for Transportation	4,540	5,170	13.9%
446	Health and Personal Care Stores	16,430	18,620	13.3%
423	Merchant Wholesalers, Durable Goods	64,210	72,490	12.9%
451	Sporting Goods, Hobby, Book, and Music Stores	12,960	14,610	12.7%

Source: WI Department of Workforce Development

5.6.3 Analysis of Business & Industry Parks

The City of Amery has two industrial parks, which have over 30 available acres between them. Amery Industrial Park, zoned for industry, is located on Venture Drive just ½ mile from STH 46. Stower Community Industrial Park, zoned for light industry, is located on Griffin Blvd, one mile from STH 46. Table 5.30 lists information on all of the industrial parks located in Polk County. Countywide, approximately 32% of the known total acreage is available for sale.

Table 5.30: Polk County Business & Industry Parks

Community	Name of Site	Owner	Total Acres	Acres Sold	Acres for Sale
Amery	Amery Industrial Park	C of Amery	30	14	16
Amery	Stower Community Industrial Park	C of Amery	35	20	15
Balsam Lake	Balsam Lake Industrial Park	V of Balsam Lake	40	20	20
Centuria	Centuria Industrial Park	V of Centuria	64	14	50
Clayton	Clayton Industrial Park	V of Clayton	30	23	7
Clear Lake	Clear Lake Industrial Park	V of Clear Lake	37	20	17
Dresser	Dresser Industrial Park	V of Dresser	30	30	0
Frederic	Frederic Industrial Park	V of Frederic	60	50	10
Luck	Luck Industrial Park	V of Luck	55	50	5
Milltown	Milltown Industrial Park	V of Milltown	27	19	8
Osceola	Osceola Industrial Park	V of Osceola	110	59	51
St. Croix Falls	St. Croix Falls Industrial Park	C of St. Croix Falls	142	127	15
Total			660	446	214

Source: West Central WI RPC, Polk County Industrial Parks

5.6.4 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents (“Activities”) that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.31 provides BRRTS data for sites that are still “Open” within the Planning Area. Open sites are those in need of clean up or where clean up is underway. The BRRTS also maintains a list of sites which were contaminated at one point but have since been cleaned up. Contact the Bureau for more information on these sites.

Table 5.31: BRRTS Sites

DNR Activity Number	Activity Type	Site Name	Address	Status
02-49-000037	ERP	Electrocraft Corp/Thomson Machine	705 S. Keller Ave	Open
02-49-095950	ERP	Amery County LF	Lincoln Town Road	Open
02-49-194277	ERP	Gorres Oil Company Bulk Plt	220 Baker St	Open
02-49-454878	ERP	Quality Powder Coatings	551 State Rd 46	Open
03-49-000725	LUST	Amery Airport - Ron Anderson	523 Airport Street	Open
03-49-000776	LUST	Amery Professional Building	314 N. Keller	Open
03-49-000795	LUST	Amoco Bulk Plt	200 Block of Baker St	Open
03-49-127886	LUST	Amery Amoco	225 N. Keller	Open
03-49-208322	LUST	Amery Airport - Amery City	546 STH 46	Open
03-49-223283	LUST	Skoglund Conoco	849 Highway 46 N.	Open
03-49-514936	LUST	Lou John Appraisal Service	300 N. Keller Avenue	Open

Source: WIDNR, Bureau of Remediation and Redevelopment Tracking System, City of Amery

Abandoned Container (AC), an abandoned container with potentially hazardous contents has been inspected and recovered. No known discharge to the environment has occurred. *Leaking Underground Storage Tank (LUST)*, a LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. *Environmental Repair (ERP)*, ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. *Spills*, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly. *General Property*

Information (GP), this activity type consists of records of various milestones related to liability exemptions, liability clarifications, and cleanup agreements that have been approved by NDR to clarify the legal status of the property. *Liability Exemption (VPLE)*, VPLEs are an elective process in which a property conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability for that contamination under s. 292.15. *No Action Required by RR Program (NAR)*, There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

5.6.5 New Businesses Desired

When asked what types of nonresidential development would be best for the City of Amery, the Plan Commission listed *Technology-based companies* and *neighborhood commercial* as their two priorities. The group also indicated the need for additional land for industrial businesses and the need for child care facilities near the Industrial Park sites and Hospital.

5.6.6 Strengths & Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development within the City of Amery.

Strengths:

- Good work ethic
- Good city employees
- Professional community
- Diverse manufacturing
- Infrastructure

Weaknesses:

- Inadequate high-speed and fiber optic technology available to businesses
- Empty store fronts
- Not enough available industrial land

5.7 INTERGOVERNMENTAL COOPERATION

With over 2,500 units of government and special purpose districts Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. (Source: WIDOA Intergovernmental Cooperation Guide) While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the City of Amery intergovernmental relationships and contains the information required under SS66.1001. Information includes: existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the City of Amery.

5.7.1 Existing and Potential Areas of Cooperation

Table 5.32 lists the City of Amery existing and potential areas of cooperation as identified by the Plan Commission.

Table 5.32: Existing & Potential Areas of Cooperation

Existing areas of cooperation with other local units of government.	
Local Unit of Government	Existing Cooperation Efforts
Town of Lincoln	
Town of Black Brook	
Polk County	
School District of Amery	
Potential areas of cooperation with other local units of government.	
Local Unit of Government	Potential Cooperation Efforts
Town of Black Brook & Lincoln	Implementation of the Airport Overlay Zoning Ordinance

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below.

Voluntary Assistance: Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

Trading Services: Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

Renting Equipment: Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

Contracting: Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or City to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

Routine County Services: Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks. Your Intergovernmental Cooperation Element could identify areas where improvements are needed and could recommend ways to cooperatively address them.

Sharing Municipal Staff: Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

Consolidating Services: Your community could agree with one or more other communities or governmental units to provide a service together. Consolidation could also include the process of joining the Town and City to form one jurisdiction.

Joint Use of a Facility: Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.

Special Purpose Districts: Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

Joint Purchase and Ownership of Equipment: Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

Cooperative Purchasing: Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.

Consolidation

Consolidation is the process by which a town, City, or city joins together with another town, City, or city to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

Extraterritorial Planning

Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1 ½ mile of the municipal boundaries, in their planning documents. The inclusion of this land within planning documents allows for greater transparency and coordination with neighboring municipalities.

Extraterritorial Zoning

Extraterritorial Zoning allows a first, second or third class city to adopt zoning in town territory, 3 miles beyond a city's corporate limits. A fourth class city or City may adopt zoning 1.5 miles beyond its corporate limits. Under extraterritorial zoning authority a city or City may enact an interim-zoning ordinance that freezes existing zoning (or if there is no zoning existing uses). A joint extraterritorial zoning committee is established to develop a plan and regulations for the area. The joint committee is comprised of three member from the affected town and three members from the city or City. Zoning requests within the area must be approved by a majority of the committee. More detailed information can be obtained from Wisconsin State Statute 66.23.

Extraterritorial Subdivision "Plat" Review

Extraterritorial subdivision review allows a city or City to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, whereas extraterritorial zoning requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or City adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or City. The city or City may waive its extraterritorial plat approval authority if it does not wish to use it. More detailed information can be obtained from Wisconsin State Statute 236.10.

Intergovernmental Agreements

Intergovernmental Agreements can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

1. General Agreements – This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.
2. Cooperative Boundary Agreements – This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other arrangements. More detailed information can be obtained from Wisconsin State Statute 66.0307.
3. Stipulation and Orders – This type of agreement is reactive because it is used for resolving boundary conflicts that are locked in a lawsuit. The statute provides the litigants a chance to settle their lawsuit by entering into a written stipulation and order, subject to approval by a judge. Using a stipulation and order a community could agree to exchange revenue for territory in resolving their boundary conflict. Stipulation and orders are subject to a binding referendum. More detailed information can be obtained from Wisconsin State Statute 66.0225.

(Source: WIDOA Intergovernmental Cooperation Element Guide)

5.7.2 Analysis of Intergovernmental Relationships

Table 5.33 provides a brief description of the quality of the City of Amery relationship to other units of government according to the Plan Commission.

Table 5.33: Analysis of Intergovernmental Relationships

Adjacent Units of Governments	Satisfactory (5), Neutral (3), or Unsatisfactory (1)	Comments
Town of Lincoln	5	
Town of Black Brook	5	
Polk County	5	
School Districts		
School District of Amery	5	
Other		
West Central Wisconsin RPC	5	
State	5	

5.7.4 Existing & Potential Conflicts & Potential Solutions

Table 5.34 provides a brief description of the existing and potential conflicts facing the City of Amery according to the Plan Commission.

Table 5.34: Existing & Potential Conflicts & Potential Solutions

Existing & potential conflicts with other local units of government.	
Local Unit of Government	Existing & Potential Conflicts
None noted	-
Solutions appropriate to resolve these conflicts.	
None noted	

5.8 LAND USE

This element provides a baseline assessment of the City of Amery land use and contains the information required under S566.1001. Information includes: existing land uses, existing & potential land use conflicts, natural limitations for building site development, and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the City of Amery.

5.8.1 Existing Land Use

All the land in the City of Amery is categorized according to its primary use. Those categories are described in the following list and illustrated on Map 5 & 5a, Existing Land Use.

Dwelling Unit: A building or a portion thereof designed exclusively for residential occupancy and containing provisions for living, sleeping, eating, cooking and sanitation for not more than one family.

- Agricultural – land used for the production of food or fiber
- Farmstead – a residential structure associated with agricultural land and typically without urban services (public water or sewer)
- Single Family Residential – a structure that only contains one dwelling unit (as defined above).
- Duplex Residential – a structure that contains two dwelling units.
- Multi-Family Residential – a structure that contains more than two dwelling units.
- Mobile Home Park – a contiguous parcel developed for the placement of manufactured homes.
- Commercial/Office – a location where retail goods and/or services are sold or where office activities take place.
- Industrial – a property where goods and products are manufactured, produced, or stored.
- Quarry – a property where the extraction of metallic or nonmetallic minerals or materials takes place.

- Public/Institutional – properties owned and/or used by governmental bodies, non-governmental organizations, and community organizations. These can include the City Hall, public works buildings, County, State, and Federal structures, schools, churches, and others.
- Park & Recreation – a property where recreation is the primary activity and where there is typically no commercial or residential use. The City, County, or State usually owns these properties.
- Woodland – land which is primarily forested and without structures.
- Wetlands - areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment.
- Open Space – land that is without structures and is neither forested nor used for agricultural purposes.
- Vacant – land that has been platted for development but remains unused.
- Airport – land dedicated solely for the purpose of air transportation.

Table 5.35 approximates the existing land uses in the Planning Area and City as of year 2006. The City of Amery's existing land use pattern is indicative of a small Wisconsin City. The dominant land use within the City is residential, and within the Planning Area woodland and agricultural uses each account for roughly one third of the land area. The most prominent feature of the Planning Area, and especially within city limits, is the presence of lakes. Refer to Map 5 & 5a, Existing Land Use.

Table 5.35: Existing Land Use

Existing Land Use Planning Area	Acres	Percentage	Existing Land Use City Inset	Acres	Percentage
Agricultural	4,567.2	29.21%	Agricultural	39.3	1.64%
Farmstead	109.9	0.70%	Farmstead	1.3	0.05%
Residential-SF	1,224.8	7.83%	Residential-SF	408.0	17.07%
Residential-Duplex	0.0	0.00%	Residential-Duplex	0.0	0.00%
Residential-MF	44.6	0.29%	Residential-MF	44.6	1.86%
Mobile Home Park	63.4	0.41%	Mobile Home Park	45.3	1.90%
Commercial/Office	142.7	0.91%	Commercial/Office	105.2	4.40%
Industrial	148.6	0.95%	Industrial	98.5	4.12%
Quarry	14.9	0.10%	Quarry	14.9	0.62%
Public/Institutional	240.9	1.54%	Public/Institutional	200.8	8.40%
Parks & Recreational	170.8	1.09%	Parks & Recreational	170.8	7.14%
Woodland	5,144.9	32.91%	Woodland	155.4	6.50%
Water	1,216.0	7.78%	Water	506.2	21.18%
Open Space	1,637.0	10.47%	Open Space	127.3	5.33%
Vacant	99.6	0.64%	Vacant	99.6	4.16%
Airport	190.1	1.22%	Airport	190.1	7.95%
Road ROW	619.7	3.96%	Road ROW	183.2	7.66%
Total	15,635	100.0%	Total	2,390	100.0%

Source: MSA GIS, City of Amery

Existing & Potential Conflicts

The most apparent potential land use conflict is between new development and the Amery Airport. This issue has been addressed by the development of the Amery Airport Overlay Ordinance. This ordinance will be adopted as part of this comprehensive planning process.

Limitations for Building Site Development

All land does not hold the same development potential. Development should only take place in suitable areas, which is determined by a number of criteria, including:

- A community's comprehensive plan
- Compatibility with surrounding uses
- Special requirements of a proposed development
- Ability to provide utility and community services to the area
- Cultural resource constraints
- Ability to safely access the area
- Various physical constraints (soils, wetlands, floodplains, steep slopes, etc.)

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (NRCS), completed a detailed operational soil survey of Polk County. The findings of this survey are documented in the report entitled "Soil Survey of Polk County, Wisconsin", published in 1979 by the United States Department of Agriculture, Soil Conservation Service. The soil survey provided useful information regarding the suitability of the soils for various urban and rural land uses. Utilization of the soil survey involves determining the kinds and degrees of limitations that the soil properties are likely to impose on various uses and activities, and evaluating the appropriateness of a particular land use with respect to the soil limitations.

Topography is an important determinant of the land uses practicable in a given area. Lands with steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Lands that are gently sloping or nearly level are generally suitable for agricultural production or for urban uses.

Another important determinant of land suitability for development is the presence of water and an area's susceptibility to flooding. Lands that are classified as wetlands, have a high water table, or are in designated floodplains are rarely suitable for rural or urban development.

The Development Limitations Map in Appendix D indicates those areas within the City of Amery that are unfavorable for development due to steep slopes, wetlands, and floodplains.

5.8.2 Land Use Trends

5.8.2.1 Land Supply

In year 2007, there were 15,635 acres within the Planning Area, including 2,390 acres within the City of Amery. It is anticipated that the land supply in Amery will increase as the City has the ability to continue to annex land within the Towns into the City if petitioned by landowners and approved by the City Council. Table 5.36 indicates that approximately 19% of the land within the Planning Area

has some sort of development limitation either due to water, wetlands, floodplains, or steep slopes. There are approximately 9,654 acres of developable land within the Planning Area, including 100 acres of vacant land within the current City limits. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation access or utility access.

Table 5.36: Land Supply, Planning Area

Land Use Categories	Acres	Percentage
Developed	2,955	18.9%
Development Limitations	3,026	19.4%
Developable	9,654	61.7%
Total	15,635	100.0%

Source: MSA GIS, City of Amery

1. Developed lands include all intensive land uses (residential, commercial, industrial, public, recreation)
2. Development Limitation land includes water, wetlands, floodplains, and steep slopes >20%
3. Developable lands include all lands not categorized as developed or undevelopable.

5.8.2.2 Land Demand

Table 5.37: Building Permits 2001-2006

Year	Single-Family Home	Two-Family Home	Total Units
2000	6	1	8
2001	8	0	8
2002	9	1	11
2003	9	2	13
2004	14	0	14
2005	3	0	3
2006	3	0	3
Total	52	4	60

Source: City of Amery

According to the U.S. Census, the City of Amery gained 203 households between years 1990 to 2000. This represents an increase of 19.7%, which was less aggressive than the housing growth of the Town of Lincoln (31.3%), Town of Black Brook (27.4%), and Polk County (24.5%). The WIDOA projects that the City will add an additional 174 households between years 2000 and 2030. This represents a growth of 14.1%, compared to 48% for the Town of Lincoln, 61% for the Town of Black Brook, and 36% for Polk County. Table 5.37 indicates that the City of Amery has gained 60 new residential units (52 single-family homes and 4 two-

family dwellings from year 2000 to 2006. This recent growth is faster than what was anticipated by the WIDOA when they estimated the 2005 population.

Table 5.38 reports the estimated total acreage that will be utilized by agricultural /woodland, residential, commercial, and industrial land uses for five-year increments throughout the planning period. Projected residential acreage is calculated by using the MSA (high) household projections, the year 2000 ratio of households to housing units, and a lot size of 13,242 sq.ft. (median size of a residential lot in the city). It is estimated that an additional 94 acres will be needed for new homes by year 2030. Caution should be given, as this number may be an overestimate, since the MSA population projections for the City are aggressive. It is assumed that commercial and industrial acreage will maintain the same proportion to residential acreage as in year 2007 (1 acre commercial per 4.7 acres of residential and 1 acre industrial per 5.1 acres of residential).

Table 5.38: Projected Land Use Needs

Projected Land Use	2007	2010	2015	2020	2025	2030	Change, 2007-2030
Agricultural/Wooded (acres)	11,349	11,315	11,283	11,257	11,237	11,220	-129.4
Residential (acres)	499	524	546	565	579	593	93.9
Commercial (acres)	105	110	115	119	122	125	19.8
Industrial (acres)	98	103	108	111	114	114	15.7

Source: MSA, City of Amery

Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forestry land at the county level. From year 1998 to 2006, Polk County has averaged a total of 69 transactions per year involving agricultural land. In all years except 2004, the number of transactions involving land to continue to agricultural use outnumbered those involving land diverted to other uses.

An average of 20 transactions per year occurred where agricultural land was diverted to other uses. Between 1998 and 2006, the average price per acre for those transactions grew by over 300%, from \$995 to \$4,270.

During that same period, Polk County averaged 49 transactions per year where agricultural land continued in agricultural use. The average price per acre for those transactions grew by 207%, from \$1,085 to \$3,327. Similar trends in land prices can be expected for undeveloped land within the Planning Area.

Table 5.39: Agricultural Land Sale Transactions

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1998	86	5,272	\$1,085	20	936	\$995
1999	42	2,844	\$1,120	19	683	\$1,999
2000	65	2,877	\$1,403	28	1,104	\$1,980
2001	57	2,593	\$1,790	18	647	\$2,313
2002	62	2,413	\$2,120	17	885	\$2,700
2003	54	2,341	\$3,092	30	852	\$2,954
2004	29	1,590	\$3,161	43	1,310	\$3,463
2005	24	1,363	\$3,234	4	218	\$4,270*
2006	24	1,412	\$3,327	2	125	
Total	443	22,705	x	181	6,760	x

Source: US Census of Agriculture, Polk County

*The actual annual values per acre were \$5,296 for 2005 and \$2,481 for 2006. Since these varied significantly and were based on so few transactions, the transactions were averaged to determine the recent average value of \$4,270 per acre.

Information regarding the number of forestland sale transactions is not as well known and what data is available appears in Table 5.40. From year 1998 to 2006, Polk County has averaged 64 annual transactions where forestland continued in forest use. The average price per acre for those transactions was \$1,812. During the same period, the county had 19 transactions per year where forestland was diverted to other uses. The average price per acre for those transactions was \$2,351 (30% higher than the others). Similar trends in land prices can be expected for undeveloped land within the Planning Area.

Trends in land prices can also be derived using the tax assessment data. Table 5.41 displays the aggregate assessed value for various land use categories for year 2002 and 2007. In year 2007, the average equalized asset value (land and improvements) for residential parcels in the City of Amery was \$121,654; \$320,544 for commercial parcels, and \$1,004,741 for manufacturing (industrial) parcels. The information is from the WI Department of Revenue, and caution should be given as the WIDOR has periodically switched the way that they have reported or assessed certain land classifications over the years (i.e. use value assessment of agricultural land).

Table 5.40: Forest Land Sale Transactions

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1998	84	2,547	\$972	20	669	\$1,010
1999	81	2,827	\$1,143	40	1,570	\$1,119
2000	67	1,984	\$1,634	25	608	\$2,312
2001	63	2,102	\$1,953	20	766	\$2,202
2002	NA	NA	NA	NA	NA	NA
2003	NA	NA	NA	NA	NA	NA
2004	NA	NA	NA	NA	NA	NA
2005	46	1,657	\$2,492	3	40	\$3,511
2006	45	1,468	\$2,676	4	344	\$3,954
Total	386	12,585	x	112	3,997	x

Source: US Census of Agriculture, Polk County

Table 5.41: City of Amery Land Use Assessment Statistics

Land Use	2002				2007				
	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Equalized Value per Parcel
Residential	1,033	93	\$75,852,300	\$95,356,600	1,112	176	\$122,251,500	\$135,279,200	\$121,654
Commercial	160	29	\$28,530,500	\$31,608,000	154	117	\$43,516,000	\$49,363,800	\$320,544
Manufacturing	18	78	\$9,779,900	\$11,915,100	17	80	\$15,112,300	\$17,080,600	\$1,004,741
Agricultural	6	94	\$15,400	\$16,600	5	67	\$11,400	\$13,300	\$2,660
Undeveloped	5	44	\$69,900	\$53,500	4	37	\$59,400	\$36,600	\$9,150
AG Forest	0	0	\$0	\$0	0	0	\$0	\$0	NA
Forest	3	23	\$28,000	\$102,600	3	24	\$40,800	\$124,800	\$41,600
Other	1	2	\$83,000	\$107,400	1	2	\$130,600	\$132,800	\$132,800
Personal Property	x	x	\$4,056,700	\$5,128,500	x	x	\$5,796,400	\$6,834,300	NA
Total	1,226	363	\$118,415,700	\$144,288,300	1,296	503	\$186,918,400	\$208,865,400	\$161,162

Source: WI Dept Revenue, City of Amery

1. Aggregate Assessed Value – This is the *dollar amount* assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)

2. Equalized Value Assessment – This is the *estimated value* of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2006 Guide for Property Owners, WI-DOR)

5.8.3 Redevelopment Opportunities

It is often difficult to predict how much of the 129.4 acres of new development needed to support the projected population will have to come from land outside of the City limits. Table 5.38 assumes that demand for residential, commercial, and industrial land will be supplied by converting existing agricultural or wooded lands. Currently there are 421.6 acres of undeveloped land within the City (either agricultural, open space, vacant parcels, or woodland). This is more than required to meet the demands for new residential, commercial, or industrial development; however, most of this land is undevelopable due to accessibility or environmental constraints.

The Plan Commission identified several sites that may be appropriate for redevelopment, including:

- Former Landfill Site which may be appropriate for recreational uses;
- Former school site;
- “Arts” district that could allow for infill development through relaxed zoning requirements;
- Amoco Site;
- Creamery Site; and
- Dental Arts Building